

BATTS SYSTEM



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"HILLCREST"

Residence of Glen R. Chamberlain. Built at Comstock Park, Grand Rapids, Mich.

New Way Home Design No. 17. (See plans page 19.)



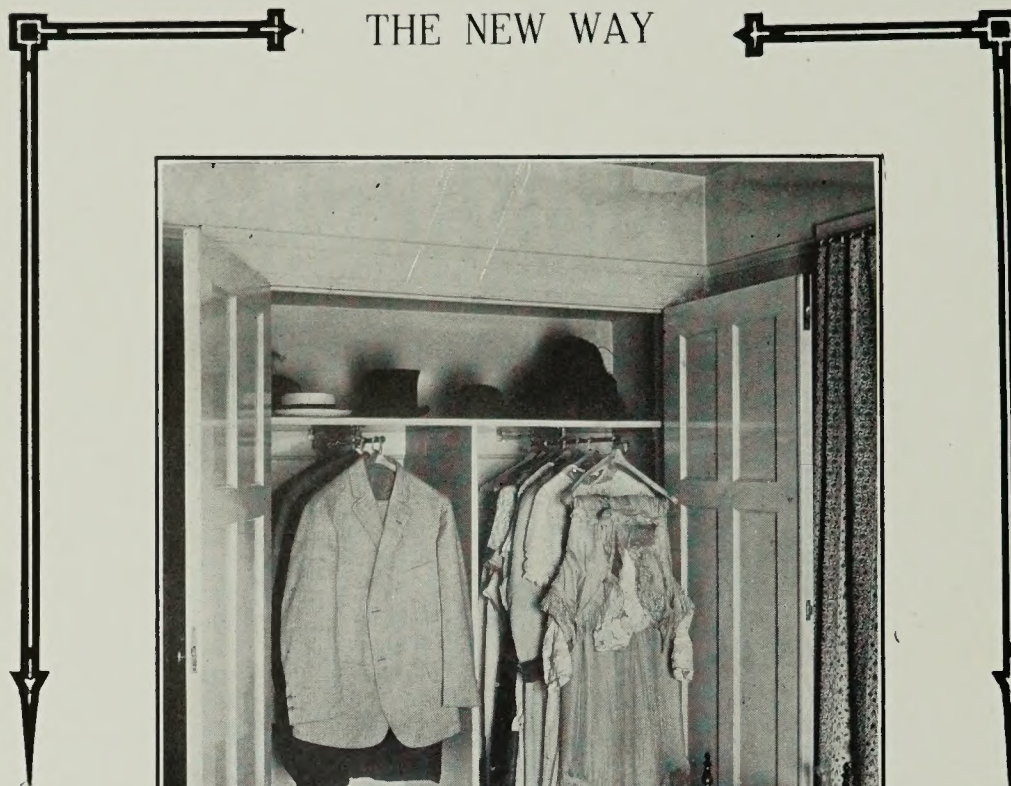
THE BATTS SYSTEM, ARCHITECTURAL DEPT.

JOHN THOMAS BATTS

MURRAY BUILDING

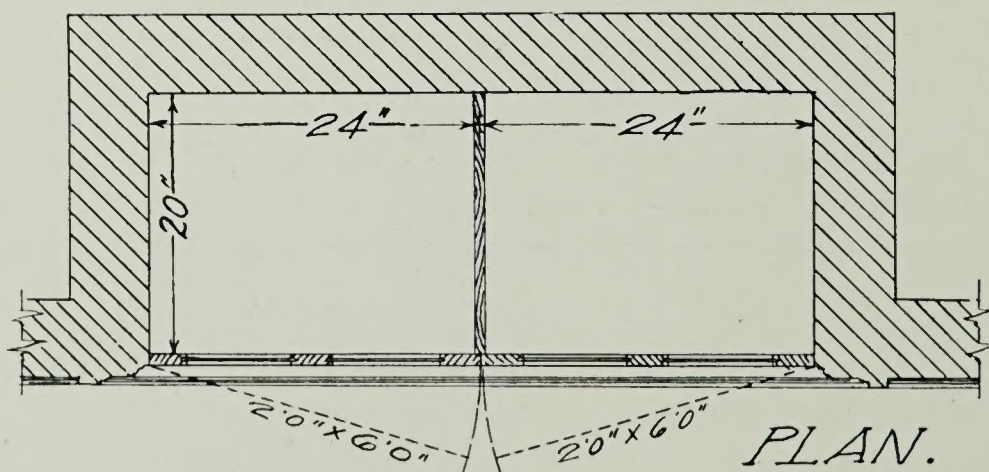
GRAND RAPIDS, MICHIGAN

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COPYRIGHTED 1912, BY
JOHN THOMAS BATTS
GRAND RAPIDS, MICH.



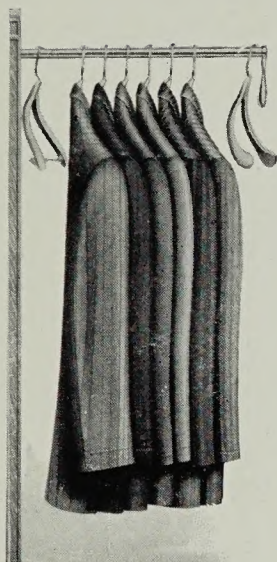
DOUBLE WARDROBE.
RESIDENCE OF E. J. HICKEY, DETROIT, MICH.

"New Way" Wardrobe built in bedroom, flush with wall, fitted with two No. 6 Wardrobe Sets. All garments can be extended out in plain view.



THE above illustrations show plainly what the installation of our System will mean in the way of convenience and space-saving in the construction of a residence. All of the plans illustrated in this book have wardrobes built in as shown above. Some are single with 1 No. 6 Set of fixtures, others are double and are equipped with 2 No. 6 Sets. They are invariably built 20" deep. Measurements are from inside of door to plastered wall opposite door. Single wardrobes are from 24" to 28" wide and 20" deep. Double wardrobes are from 48" to 60" wide and 20" deep.

FOREWORD



See how perfectly
they hang

THE purpose of this book is mainly to introduce to the building public: Architects, Contractors and prospective owners of homes "The Batts' System of Wardrobes," and also to place into the hands of anyone who contemplates the erection of a home or series of designs, which, combined with the Batts' System have also the following desirable features—Beauty, Simplicity, Convenience and Economy.

The Batts' System of planning consists in the elimination of all old fashioned, dark and inconvenient closets and the substitution therefore, of a compact, space saving, economical and sanitary arrangement in the form of wardrobes which are built into the house forming a part thereof, by the contractor constructing it.

The only reason for the construction of large closets, was the fact that no other means of caring for a large quantity of garments could be had. They are now no longer required and must be considered a waste of valuable space for with a set of Batts' System Fixtures, as many garments can be carried in a space 24 inches wide and 20 inches deep, as could ordinarily be carried in a closet 3 feet square.

It is also not an extra expense to install this system complete in a new building when provided for in plans, but a large saving in cost over and above the price paid for necessary equipment. Consider the economy in many ways which is made through the adoption of this Modern System.

- (1) A house can be built smaller and still have the same size bedrooms.
- (2) All bedrooms can be made from one to two feet larger for any given size house.
- (3) On account of the systematic arrangement and humanly shaped hangers on which garments are hung in this system you decrease your tailors' bills about 50% for pressing.
- (4) Enabling the carrying of more garments in one-half the space usually devoted to the old style closet; furthermore, all garments can be extended out of the wardrobe into the room, where any garment can be had in perfect shape in an instant without disturbing others.

If you are at present contemplating the erection of a new house, send us the name of your architect and we will send him detailed information necessary so that he can properly specify and provide for this system in the designs.

In case you already have plans but have not yet started to build, or if your home is now in course of construction, send us the floor plans and we will, without cost, furnish modified drawings showing how the system can be installed to the best advantage.

THE BATTS SYSTEM

If you have no definite ideas, take advantage of our \$5.00 sketch proposition, which is enclosed in back of this book, and send us a rough pencil sketch of the house and arrangement desired and we will, upon receipt of same, have our architectural department send you a study of plans drawn to scale, and a water color perspective of exterior, embodying this system with specifications which can be taken to your architect or sent to us for the completion of working plans, details and specifications.

We are also prepared to send plans for any home illustrated by number in this book, at the prices mentioned.

A large number of prominent homes have already been equipped with this system, which has proven to be just what is claimed for it. See Testimonials, pages 30-31.

Do not build your new home larger than necessary. Remember that each square foot of floor space costs all the way from \$2.50 to \$5.00, according to the elaborateness of the house. Do not pay this amount for closet space when you can carry more garments in one-half of the space by adopting the Batts' System.

Kindly address communications relative to plans to Architectural Dept.

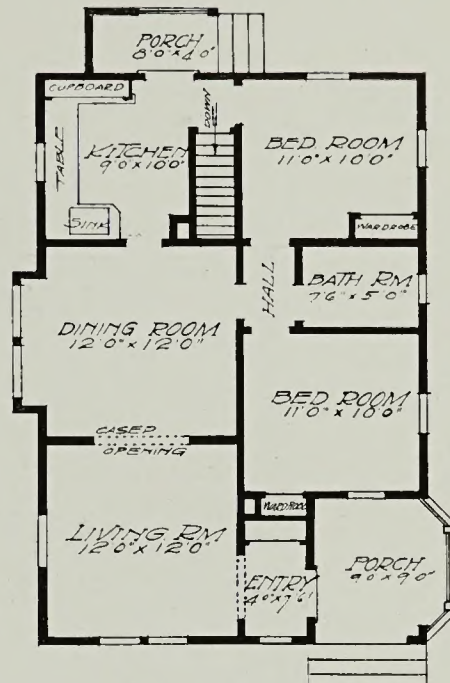
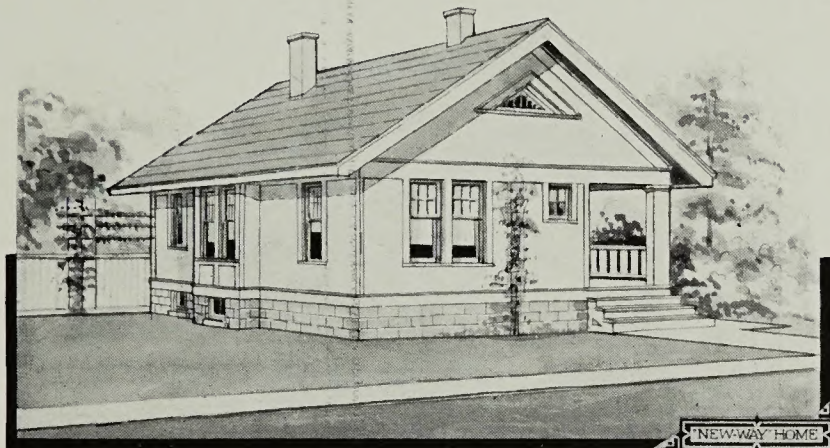
JOHN THOMAS BATTS,
Murray Bldg.,
Grand Rapids, Mich.



A "NEW WAY HOME."

DESIGN NO. 1.

A CONVENIENT BUNGALOW



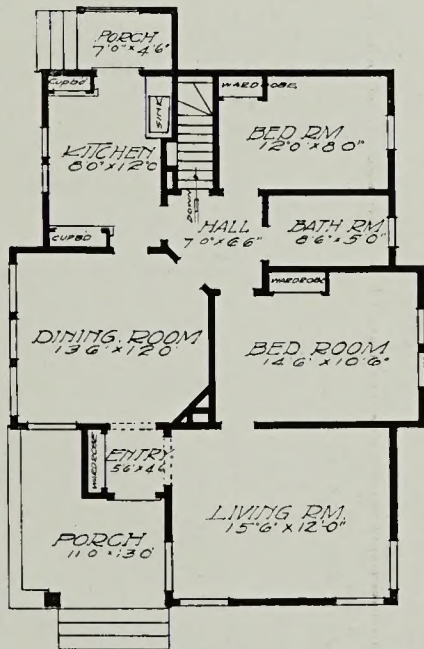
FLOOR PLAN.

HERE is a very convenient one-story frame cottage having five rooms and bath. On account of the simplicity of construction this home is especially economical to build. The size is 24' 6" wide and 36' long. The foundation walls are of concrete 12" thick to grade with concrete blocks above grade, and continue down to cellar bottom, making full sized basement suitable for the installation of a furnace at any time, if desired. Each bedroom has double Batts' System Wardrobes. There is also one provided for in entry. There is room for an attic, if desired. The Living and Dining Room are finished in plain oak. Balance of the house in Georgia Pine.

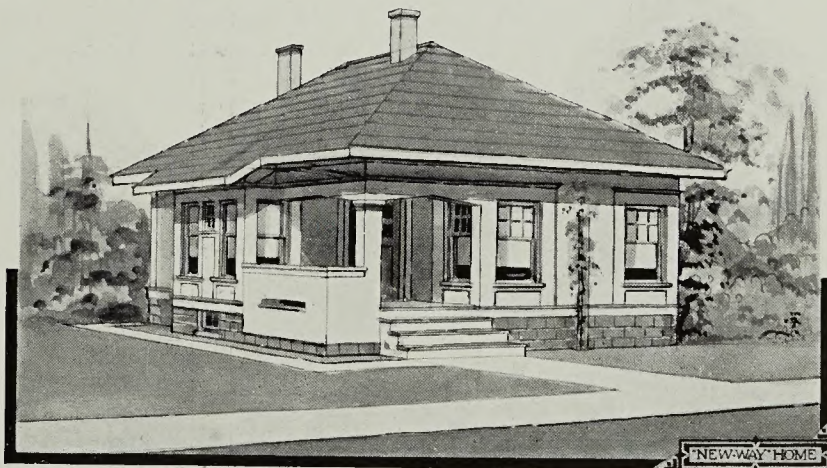
Cost to build, \$1,200 to \$1,500. Regarding changes and general descriptions, see page 33. Cost of Plans—Complete plans, details and specifications of building and wardrobes, \$12.00. Complete plans, details and specifications of wardrobes only, \$1.00.

DESIGN NO. 2.

AN ARTISTIC BUNGALOW



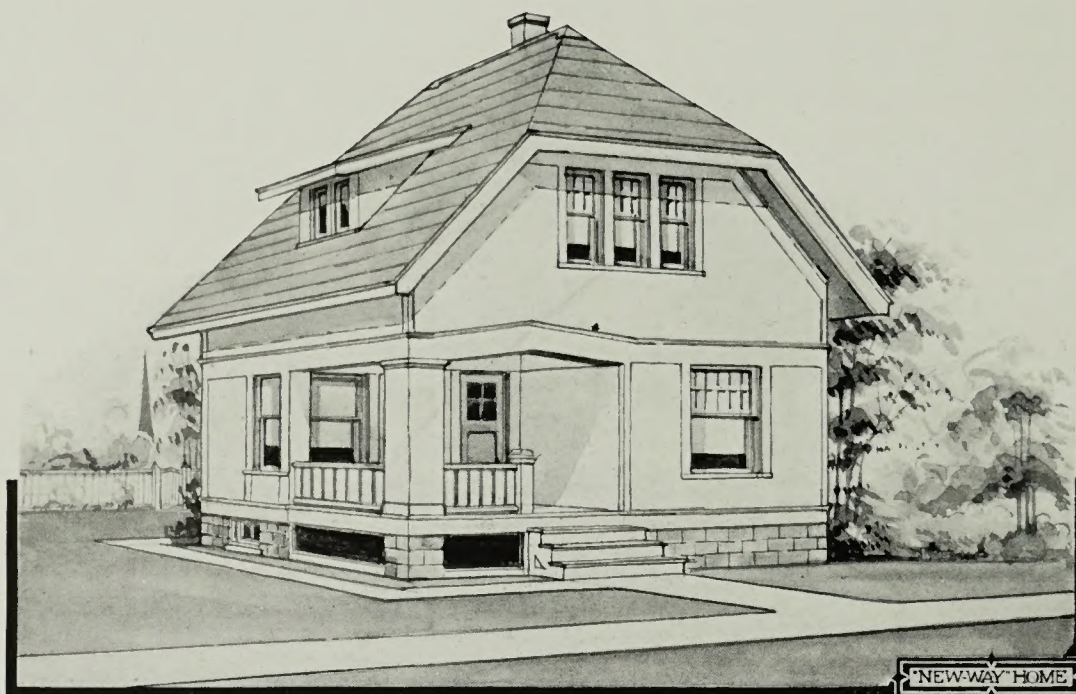
FLOOR PLAN.



A splendid bungalow built on square lines. The way in which we handled this design takes off the plain appearance and adds tone to the entire building. This bungalow has three living rooms with two bedrooms and bath. While this home will cost slightly more than Design No. 1, certain features of the plan have been improved upon, such as size of living room, and access from kitchen to front door, etc. The size is also somewhat larger being 29' 6" wide and 38' long. Each bedroom, as well as entry, has double Batts' System Wardrobes. Building has full size basement and is designed so as to make it suitable for furnace heat if desired. Basement walls are of concrete 12" thick to grade with concrete blocks above grade. This design will make a very compact and desirable home for the money invested.

Cost to build, \$1,400 to \$1,650. Regarding changes and general descriptions, see page 33. Cost of Plans—Complete plans, details and specifications of building and wardrobes, \$14.00. Complete plans, details and specifications of wardrobes only, \$1.00.

THE BATTS SYSTEM

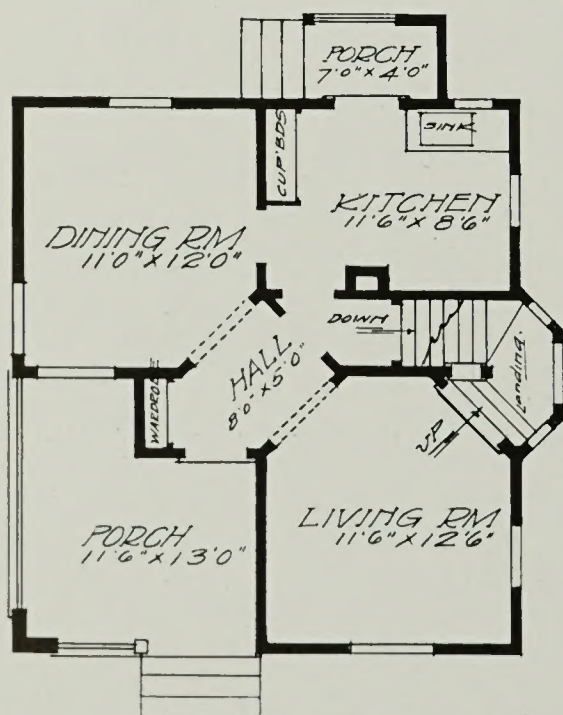


DESIGN NO. 3.
A FIVE ROOM COTTAGE.

THE design here shown will make a very comfortable and convenient home. The rooms are so grouped as to make easy access to any part of the house. Construction is of frame with exterior sided to belt course and shingled second story. Dimensions are 24' wide and 26' long. Front porch recess is 11' 6" by 13'. Story Heights—Basement 7', first story 8' 9", second story 8' 0".

SPECIAL FEATURES.

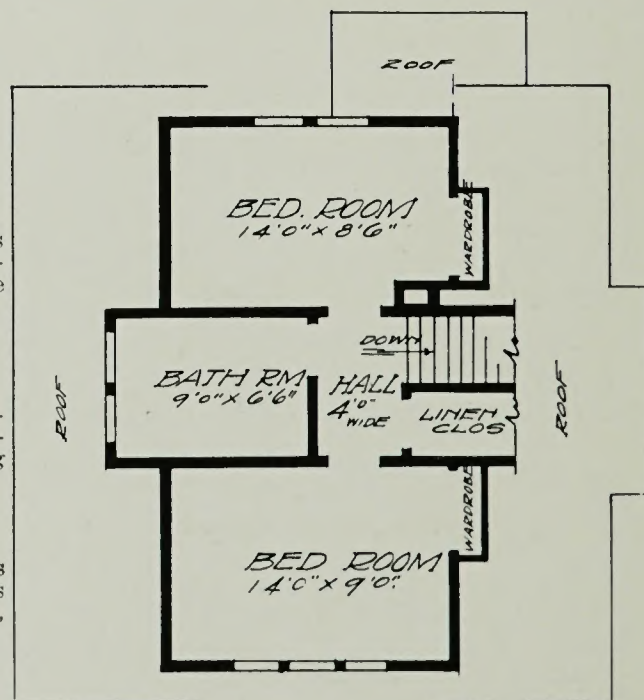
A good sized living room with open stairway to second floor. Double cased openings between living and dining rooms through a Central Entrance Hall having Batts' System Wardrobe. Well balanced dining room and kitchen. Easy access from kitchen to front door and also to cellar. Two good sized bedrooms and a centrally located bath room on second floor, and also small storeroom or linen closet. There are double Batts' System Wardrobes in each bedroom. Foundation—Solid concrete to grade 12" thick, 10" thick cement blocks above grade.



FIRST FLOOR PLAN.

Cost to Build
\$1,600 to \$1,800.
Regarding changes
and general descriptions see page
33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$16.00
Complete details and specifications of wardrobes only,
\$1.00



SECOND FLOOR PLAN.



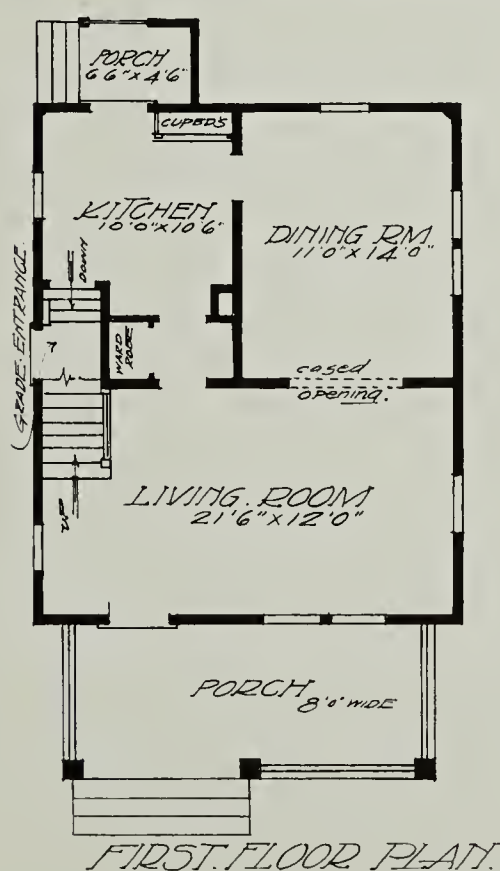
DESIGN NO. 4.

A MODEST COTTAGE.

THIS cottage, although designed on perfectly square and straight lines, has a simple dignity and beauty not found in many more pretentious homes. The construction is of frame with exterior sided. Dimensions 24' wide, 25' long. Front porch 8' wide, 20' long. Ceiling heights—basement 7'. First story 8' 9". Second story 8' 0". Foundation is of solid concrete 12" thick to grade with 10" cement blocks above grade.

SPECIAL FEATURES.

A large living room extending across entire front with open stairway to second floor, and a Batts' System Wardrobe under the main stairway. Cased opening 6' wide between living and dining rooms. A good sized dining room and kitchen. An outside grade entrance to kitchen and cellar. Two good sized bedrooms and bath room, centrally located on second floor. Batts' System Double Wardrobe in the rear bedroom, a Batts' Single Wardrobe in the front bedroom.

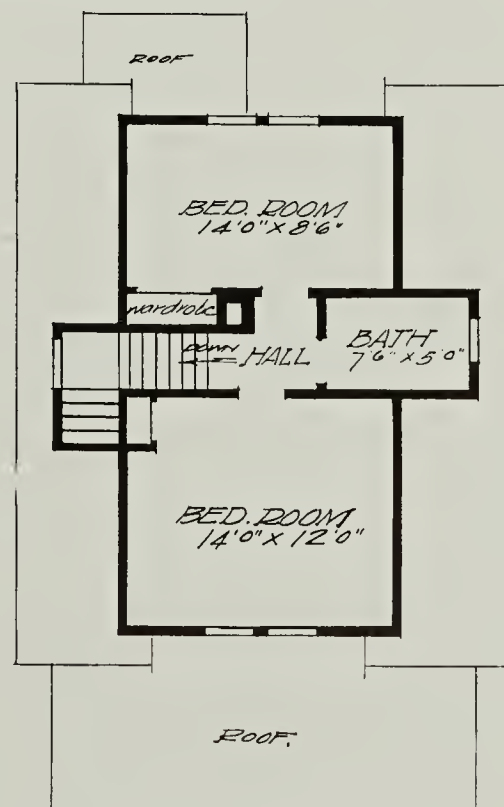


FIRST FLOOR PLAN.

Cost to Build
\$1,675 to \$1,900
Regarding changes
and general de-
scriptions see page
33.

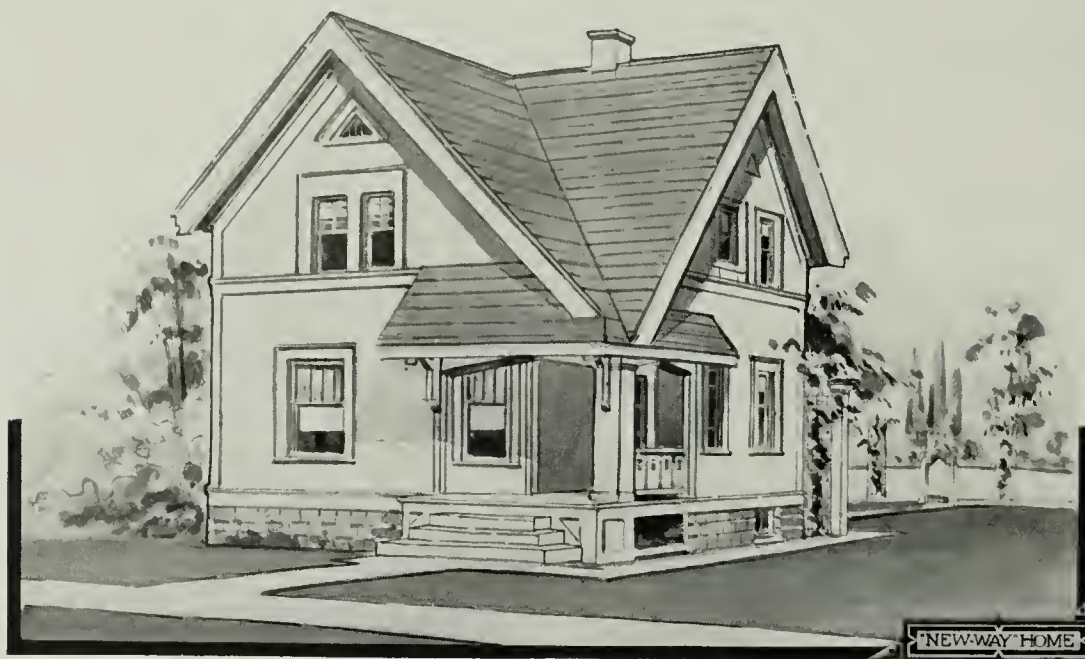
Cost of Plans
Complete plans, de-
tails and specifica-
tions of building
and wardrobes,
\$17.00

Complete plans, de-
tails and specifica-
tions of wardrobes
only,
\$1.00



SECOND FLOOR PLAN.

THE BATTS SYSTEM



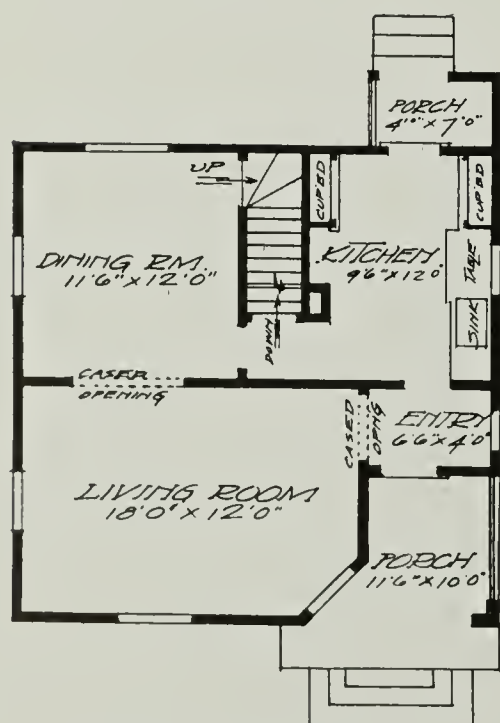
DESIGN NO. 5.

ENGLISH CEMENT PLASTERED DWELLING.

THIS is a pretty English style cottage. Its clean cut lines and simple floor plan arrangement makes it especially economical to build. The construction is of frame, metal lath and cement plaster outside covering. The dimensions are 26' wide and 25' 6" long, not including porch projections. Front porch is 11½' x 10'. Ceiling Heights—Basement 7'. First story 9'. Second story 8' 6".

SPECIAL FEATURES.

An extra large living room extending across front of house. A good sized entrance with access from it to kitchen. Six foot arch or cased opening between living and dining room. Well planned kitchen. The stairway to second floor is enclosed, eliminating the expense of open stairway with the stairs to cellar descending directly under them. In the second floor are three bedrooms, bath and linen closet in the hall. The front bedroom has one double Batts' System Wardrobe and the two rear bedrooms each have a single wardrobe. Easy access to bath or any bedroom from hall, which is centrally located.

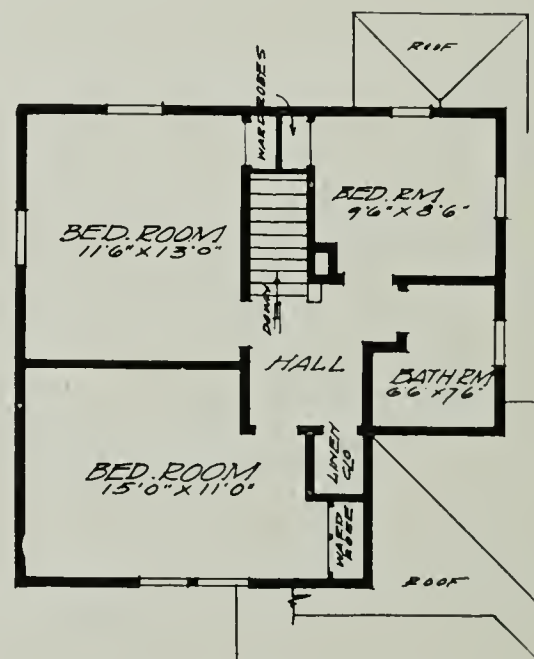


FIRST FLOOR PLAN.

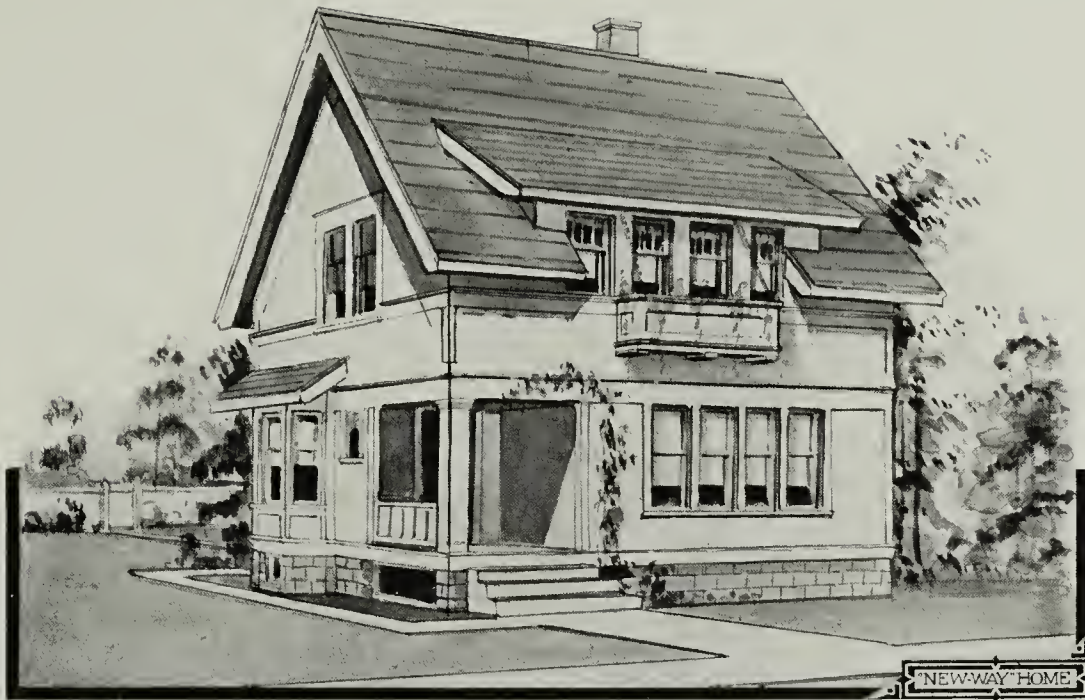
Cost to Build
\$1,700 to \$1,900
Regarding changes and general descriptions see page 33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$17.00

Complete plans, details and specifications of wardrobes only,
\$1.00



SECOND FLOOR PLAN.



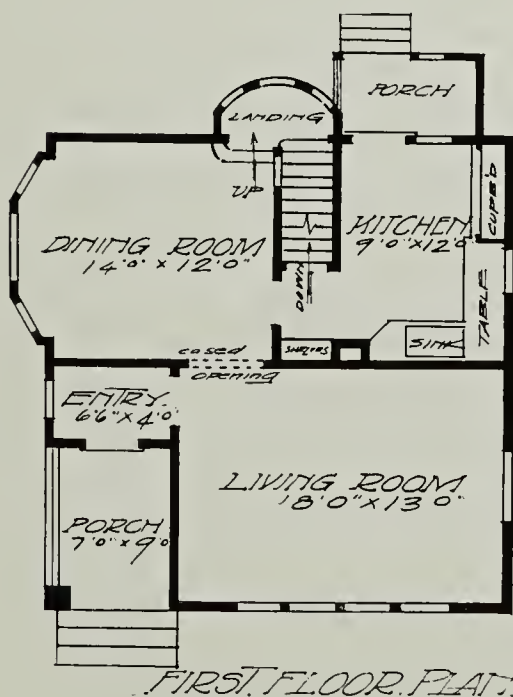
DESIGN NO. 6.

AN ATTRACTIVE DWELLING.

THE simple construction, together with a few ornamental features make this a most attractive and inexpensive two-story home. The construction is of frame, sided to belt course under second story windows—with gables, shingled above the belt course. The dimensions are 26' wide and 26' 6" long, not including rear porch projections. Front porch is 7' x 9'. Ceiling heights are basement 7', first story 9', second story 8' 6".

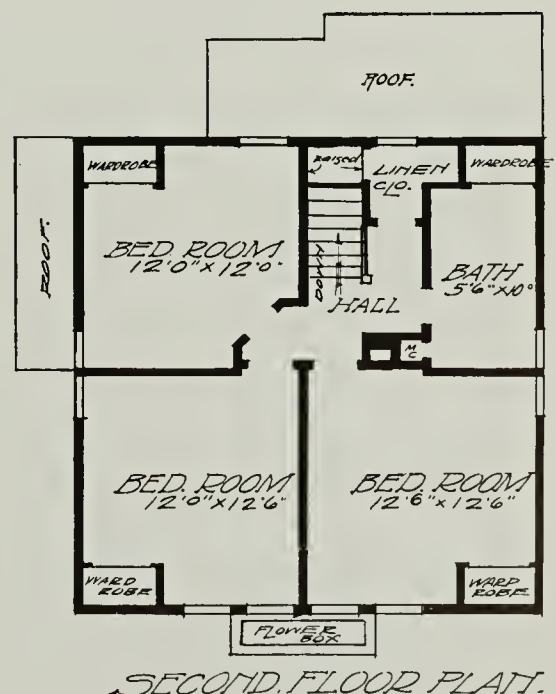
SPECIAL FEATURES.

An extra large living room extending across the front of the house connecting with dining room by cased grille opening 4' wide. An open stairway to second floor from dining room. The kitchen has easy access to front door and is conveniently arranged. The second floor has three good sized bedrooms, a bath room and a linen closet. Each of the bedrooms have Batts' System Single Wardrobes.



Cost to Build
\$1,700 to \$1,900
Regarding changes
and general de-
scriptions see page
33.

Cost of Plans
Complete plans, de-
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tions of building
and wardrobes,
\$17.00
Complete plans, de-
tails and specifica-
tions of wardrobes
only,
\$1.00



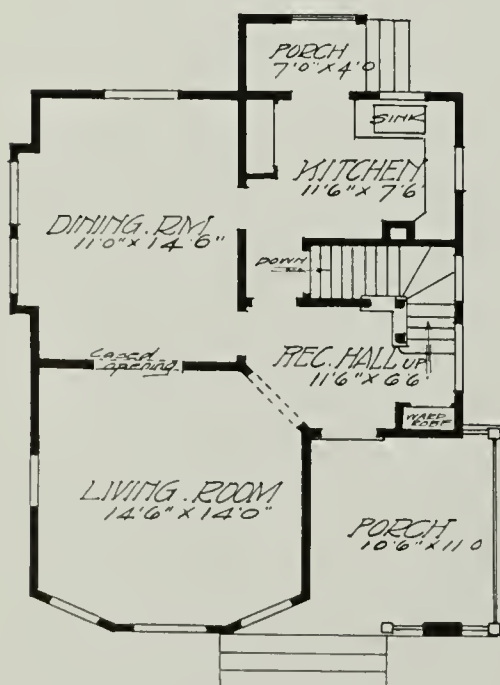


DESIGN NO. 7.
AN ARTISTIC COTTAGE HOME.

THIS is a splendid design for a moderate priced home and one that is attractive. The interior arrangement is simple and utilizes every inch of available floor space. Dimensions 24' wide, 30' long, not including projections. Front porch 10½' x 11'. Story Heights—Basement 7', first story 9', second story 8½'.

SPECIAL FEATURES.

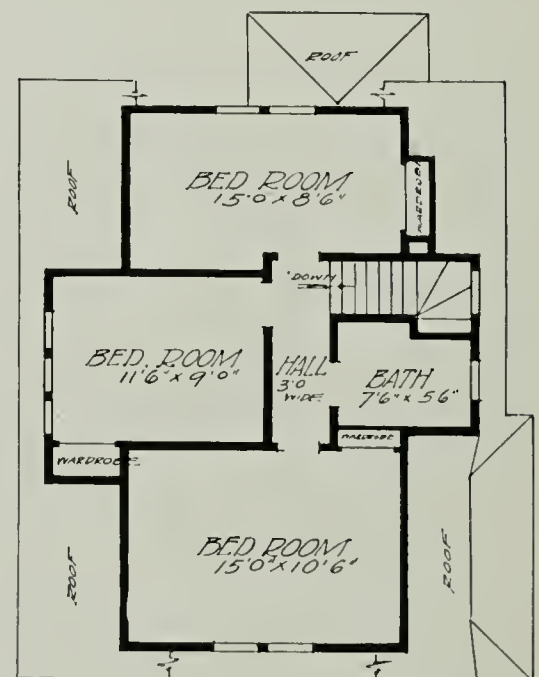
A beautiful living room with bay window extended across entire front. Cased opening between living room and good sized dining room. Front stair hall centrally located on both floors. The second story has three good sized bedrooms and bath room. Each bedroom has a Batts' System Double Wardrobe.



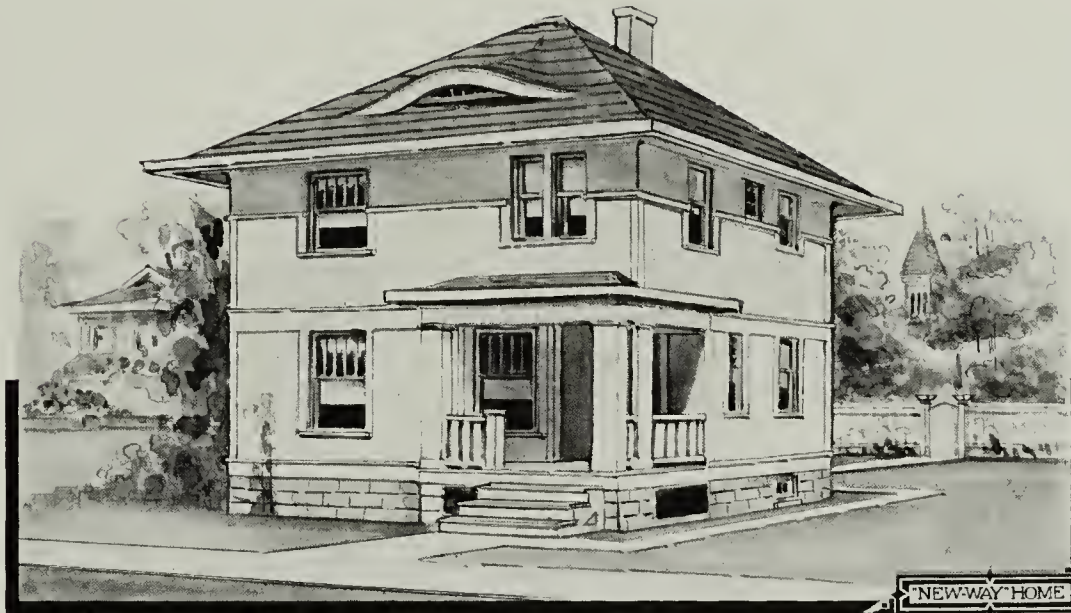
FIRST FLOOR PLAN.

Cost to Build
\$2,000 to \$2,200
Regarding changes and general descriptions see page 33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$20.00
Complete plans, details and specifications of wardrobes only,
\$1.00



SECOND FLOOR PLAN.



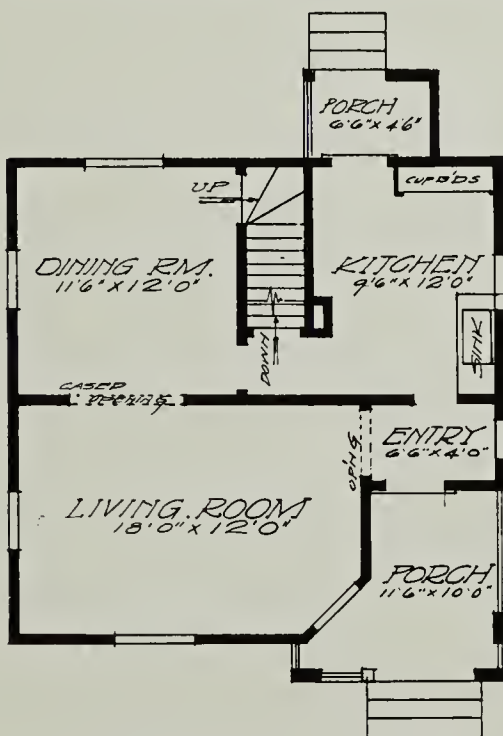
DESIGN NO. 8.

A SUBSTANTIAL INEXPENSIVE HOME.

THIS design is not only simple and economical in construction, but is especially attractive in its appearance. The construction is of frame exterior, sided to within about 3' of cornice, with a belt course of cement plaster under eaves. The dimensions are 26' wide and 25' 6" long. Has a front porch 11' 6" x 10' so placed that no great projection is necessary in front of the house, making it especially desirable for a shallow lot. Ceiling heights are basement 7', first story 9', second story 8' 6".

SPECIAL FEATURES.

Large living room across front of house, a good sized dining room with a 6-foot cased opening to living room. A well planned kitchen, easily accessible to front door. Stairway is inclosed, ascending from dining room, and can be made an open stair if desired. Under this stairway the cellar stairs descend from kitchen. The second floor has three good sized bedrooms and bath, with central hall. All bedrooms have double Batts' System Wardrobes. Bath room has linen closet and front right bedroom has dressing alcove in which a wardrobe is placed.

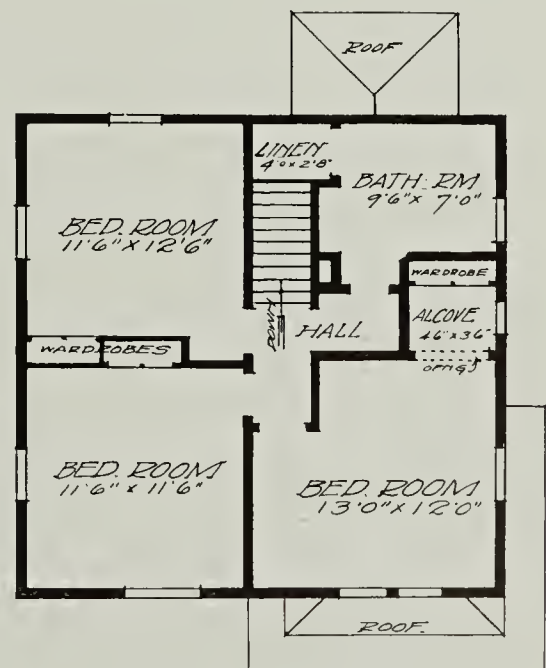


FIRST FLOOR PLAN.

Cost to Build
\$2,200 to \$2,400
Regarding changes and general descriptions see page 33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$22.00

Complete plans, details and specifications of wardrobes only,
\$1.00



SECOND FLOOR PLAN.



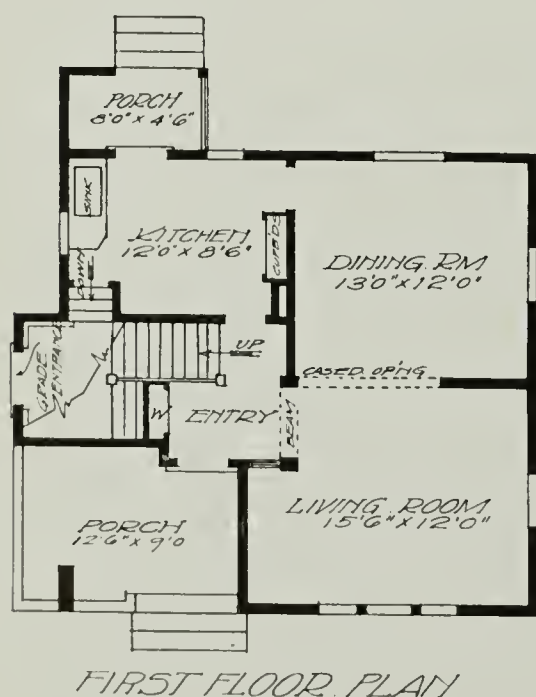
DESIGN NO. 9.

A CONVENIENT AND PRACTICAL DWELLING.

A compact, practical, roomy and very desirable plan considering the size of the house which is $26\frac{1}{2}'$ wide by $25\frac{1}{2}'$ long. The construction is frame sided to belt course under second story window and shingled above. Front porch is $12' \times 9'$. Ceiling heights are, basement 7', first story 9', second story $8\frac{1}{2}'$.

SPECIAL FEATURES.

Large living room across the front. Entrance hall with Batts System Wardrobe, open stairway in front hall, grade entrance to kitchen and cellar. Good sized dining room with 8-foot cased opening to living room. Kitchen is conveniently arranged. Second floor has three bedrooms. Bath room and linen closet or storeroom if desired. An attic could be provided, placing stairs in place of linen closet. The two front bedrooms have double Batts System Wardrobes and rear bedroom a single wardrobe. Hall on second floor is centrally located, giving easy access to any room.



Cost to Build

\$2,200 to \$2,400

Regarding changes and general descriptions see page 33.

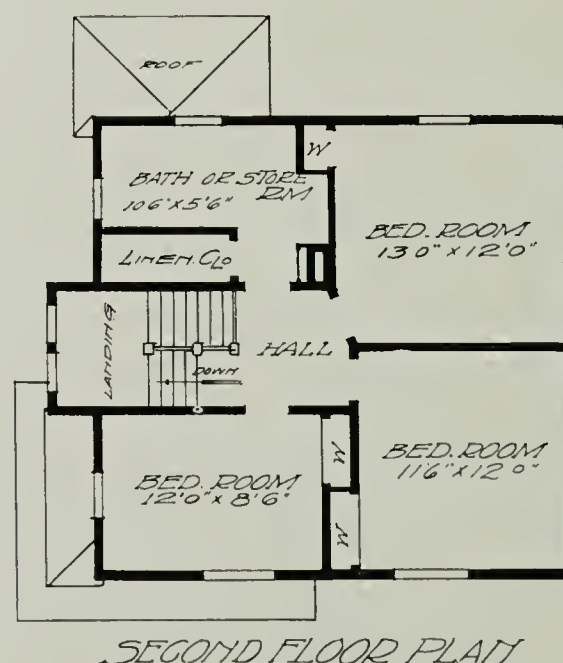
Cost of Plans

Complete plans, details and specifications of building and wardrobes,

\$22.00

Complete plans, details and specifications of wardrobes only,

\$1.00



NEW WAY HOMES



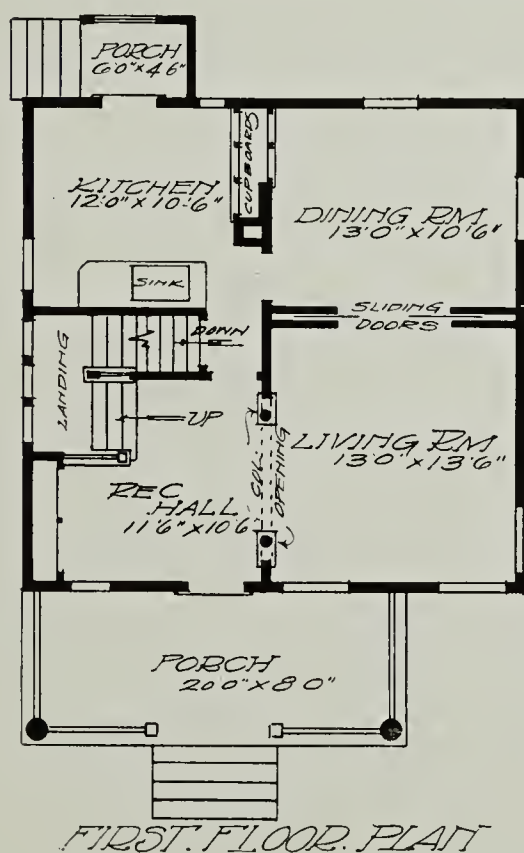
DESIGN NO. 10.

AN UP-TO-DATE HOME.

THIS house makes an economical one to build, being nearly square with plain roof lines. A good sized porch adds to the appearance of the exterior. The exterior is of frame sided, with gables shingled. Dimensions are 26' 6", depth 26'. Front porch 20' long by 8' wide. Story heights, basement 7', first story 9', second story 8' 6".

SPECIAL FEATURES.

Large reception hall with open stairway and double Batts System Wardrobe. Large living room with sliding doors to dining room. Built-in cupboards between well arranged kitchen and dining room. Columned opening between reception hall and living room. Access to kitchen from front hall without passing through living rooms. Second story has three bedrooms, bath and storeroom or dark room for photography and a large linen closet. Stairs to a large attic ascend from hall. Each bedroom has a double Batts System Wardrobe. The house has basement under entire building.



Cost to Build
\$2,360 to \$2,500

Regarding changes
and general descriptions see page
33.

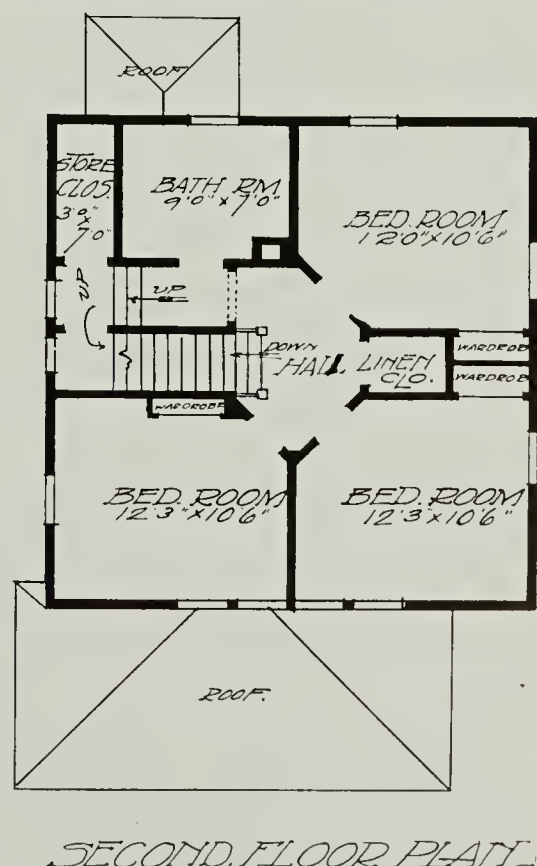
Cost of Plans

Complete plans, details and specifications of building and wardrobes,

\$23.00

Complete plans, details and specifications of wardrobes only,

\$1.00





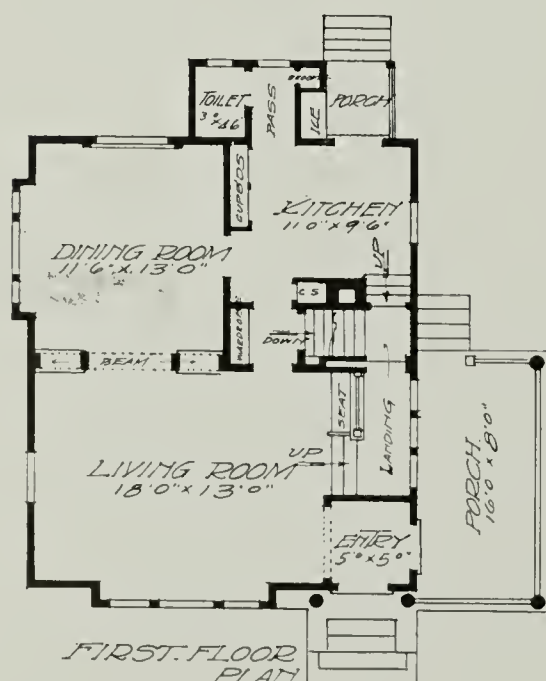
DESIGN NO. 11.

A PRACTICAL RESIDENCE.

A practical design, small, but well appointed, having a roomy interior and some unusually attractive features. The construction is of frame sided to eaves with shingles in roof gables. Dimensions are 24' wide and 29' long. Porch located on side of the house is 16' long and 8' wide and could be placed in front of house if desired. Ceiling heights are basement 7', first story 9' second story 8' 6".

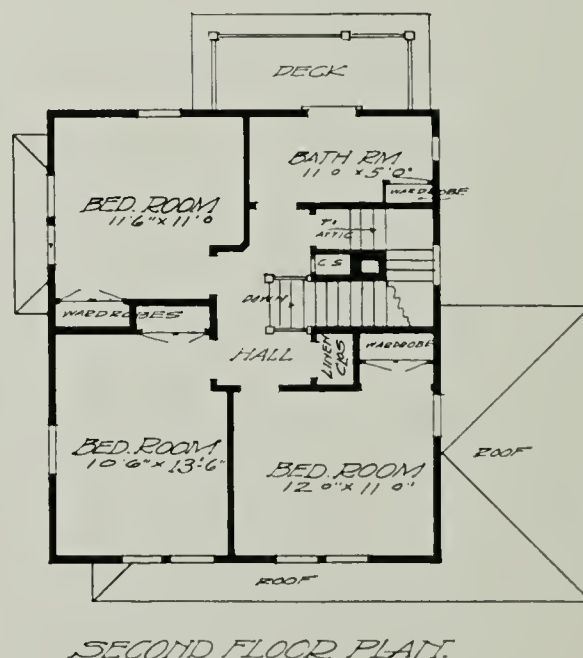
SPECIAL FEATURES.

Large dining room extending across the front having open stairway to second floor. No porch on front. This makes the porch more private, as one need not cross porch to reach front door. Dining room is of good size and kitchen well planned. There is a Batts Wardrobe off living room in small hallway. A combination stairway from living room and kitchen to second floor is one of the main features. Also a clothes chute from bath and kitchen to laundry in basement. The second floor has three bedrooms and bath, also linen closet in hall. Each bedroom has a double Batts System Wardrobe. A sash door in bath room opens on a deck which can be used for airing bed clothes.



Cost to Build
\$2,400 to \$2,600
Regarding changes and general descriptions see page 33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$24.00
Complete plans, details and specifications of wardrobes only,
\$1.00





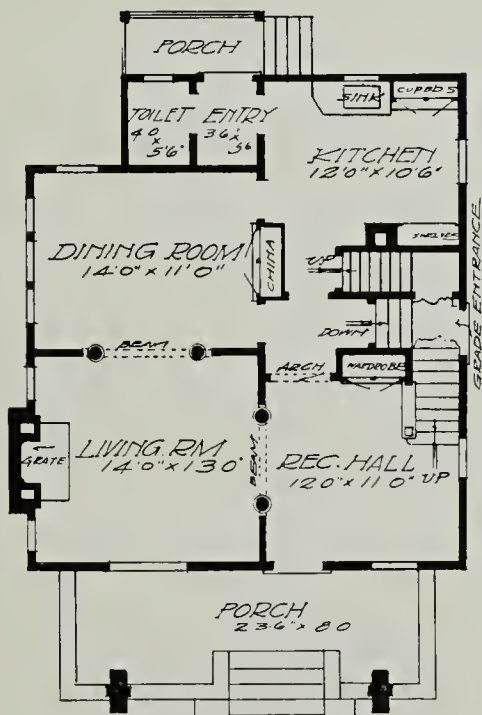
DESIGN NO. 12.

A CONVENIENT RESIDENCE.

A fine practical house plan and design in every sense of the word, and an economical house to build. Dimensions 27' 6" wide and 31' long. Front porch 23½' long and 8' wide. Ceiling heights are basement 7', first floor 9', second floor 8' 6".

SPECIAL FEATURES.

Large open rooms with beautiful colonade openings between living room, hall and dining room. Fire place in living room. China closet in dining room. Combination stairway to second floor, open stairway ascending from front hal. A grade entrance to kitchen hall, and basement. Rear entry, kitchen and toilet room on first floor. A Batts System Wardrobe in reception hall. Second floor has four large bedrooms. Stairs ascend to attic from hall. All bedrooms have double Batts System Wardrobes. This plan cannot be improved upon for convenient arrangement.



FIRST FLOOR PLAN

Cost to Build

\$2,700 to \$2,900

Regarding changes and general descriptions see page 33.

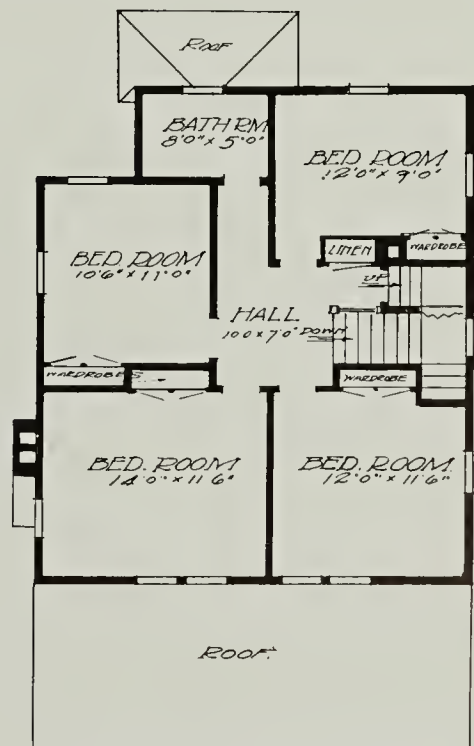
Cost of Plans

Complete plans, details of buildings and wardrobes,

\$27.00

Complete plans, details and specifications of wardrobes only,

\$1.00



SECOND FLOOR PLAN



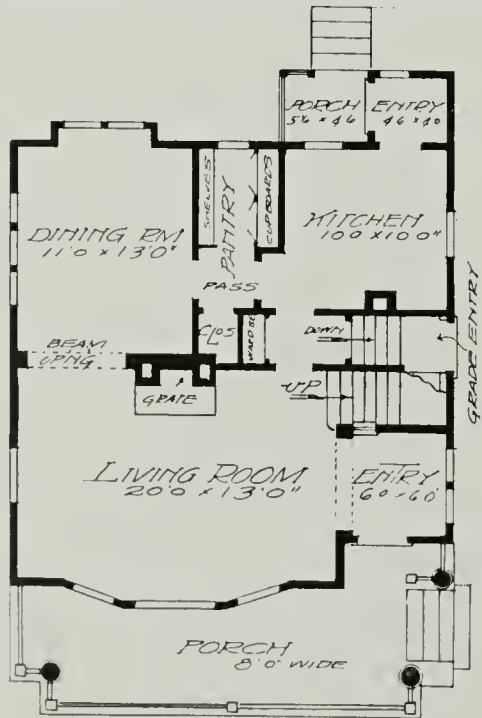
DESIGN NO. 14.

AN ATTRACTIVE HOME.

THIS home makes an economical one to build on account of its simple lines, and while there are not a great number of rooms, they are all of good size and pleasantly arranged. The construction is of frame sided to belt course and shingled above. Dimensions are 28' wide and 28' long. Front porch is 28' long and 8' wide. Ceiling heights are first story 9', second story 8' 6", besement 7'.

SPECIAL FEATURES.

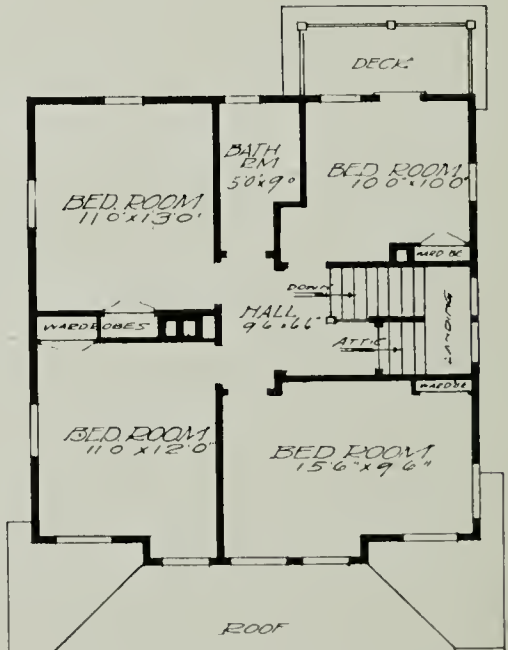
Large living room with wide bay window and fire place, also beamed opening to dining room. An open stairway in living room. Recess in living room forms an entry doing away with waste space generally given to large reception hall. A large dining room with recess for buffet or china closet. A large butler's pantry between kitchen and dining room. Good sized kitchen with easy access to front door. Grade entrance from side of house to basement and kitchen. A Batts System Wardrobe in kitchen hallway, and also a large broom closet off passage between kitchen and dining room. The second floor is well balanced, the central hall giving easy access to four bedrooms and bath room. Each bedroom has double Batts System Wardrobes. A linen closet can be provided next to chimney in hall. There is a deck over kitchen porch with door from rear bedroom opening on same. This is especially convenient for airing bed clothes. A large attic is provided from the stairs to same ascending from second floor hall.



FIRST FLOOR PLAN

Cost to Build
\$2,700 to \$2,900
Regarding changes and general descriptions see page 33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$27.00
Complete plans, details and specifications of wardrobes only,
\$1.00



SECOND FLOOR PLAN



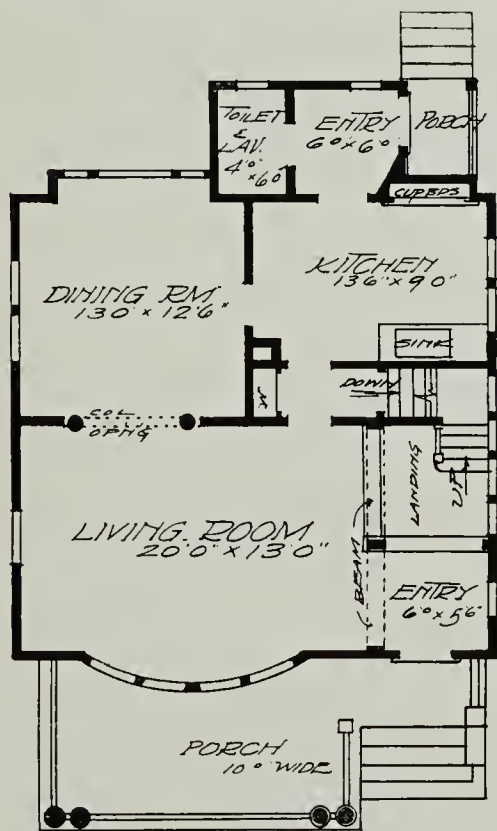
DESIGN NO. 15.

A MODEL RESIDENCE.

THE arrangement of the rooms in this residence is such that all the space is used to best advantage, very little being given to hall and passages. The construction is of frame. The exterior is unusually attractive. First story sided to belt course with wide siding above belt course on second story. Gables are shingled. Dimensions are 28' wide and 27' long. The front porch across the front is 10' wide and has concrete floor. Foundation is of concrete faced with brick. Ceiling heights are basement 7', first story 9', second story 8' 6".

SPECIAL FEATURES.

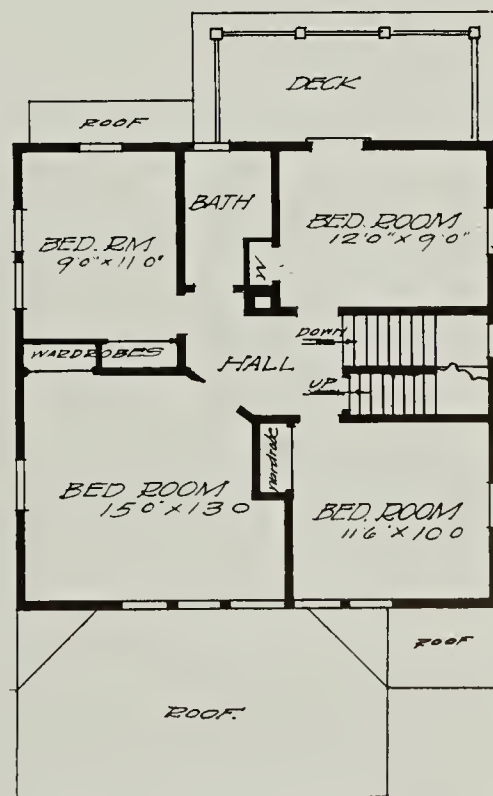
The porch is so designed that it is not necessary to cross it to reach front door, living room has circular bay. Open stairway to second floor and a columned opening to dining room. Dining room has recess for buffet. There is a good sized kitchen with rear entry and refrigerator closet, also a toilet and lavatory near kitchen. A Batts System Wardrobe in hallway on first floor. The second floor is conveniently arranged and has four bedrooms and bath. Each bedroom has Batts System Double Wardrobes. A large attic is provided, stairs to same ascending from second story hall.



FIRST FLOOR PLAN.

Cost to Build
\$2,800 to \$3,000
Regarding changes and general descriptions see page 33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$28.00
Complete plans, details and specifications of wardrobes only,
\$1.00



SECOND FLOOR PLAN.

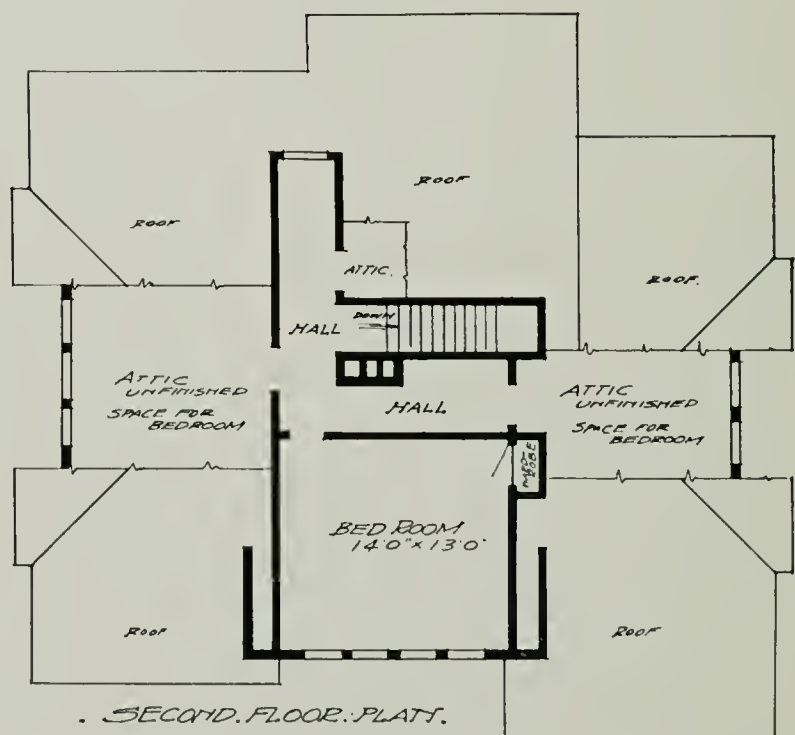
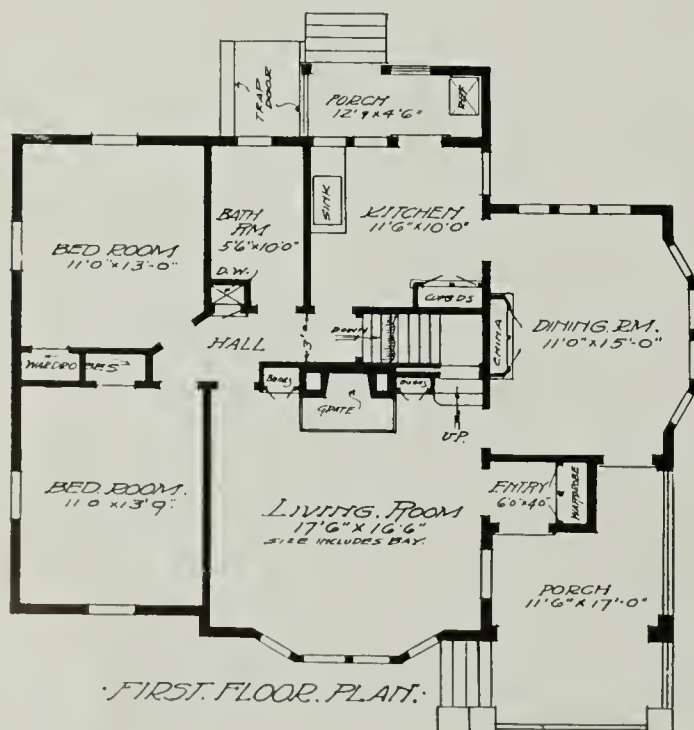


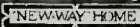
DESIGN NO. 16.

A CEMENT PLASTERED BUNGALOW.

THIS design is on the English order with its low rambling roof lines and half timber effects. The floor plan is particularly pleasing. The dimensions are 42' wide and 32' long. The large recessed porch, part of which is a terrace, is 11½' long by 17'. Ceiling heights are first story 8' 6", and second story 8' with a 7½' ceiling in basement. The foundation is solid concrete and exterior is furnished in stucco work over metal lath and over concrete foundation to grade. Porch has concrete floor and facing and corners are of pressed brick. Features of interior are large living room with brick fire place and bookcases to each side of same. Main stairs ascend from living room and can be closed off at landing by sliding door. Dining room has built-in buffet or china closet and high art windows in rear wall. Both dining room and living room have large pleasant bay windows. There are two good sized bedrooms and a bathroom on first floor and one bedroom on second floor, with space for two more if desired. All of rooms on first floor are easily accessible to each other. A dumb waiter is shown from basement to corner of bath room, opening to rear hall. All bedrooms throughout have single Batts System Wardrobes. This is an exceptionally fine design for a corner lot.

Cost, \$3,600 to \$3,900. Regarding changes and general description, see page 33. Cost of Plans—Complete plans, details and specifications of building and wardrobes, \$36.00. Complete plans, details and specifications of wardrobes only, \$1.00.

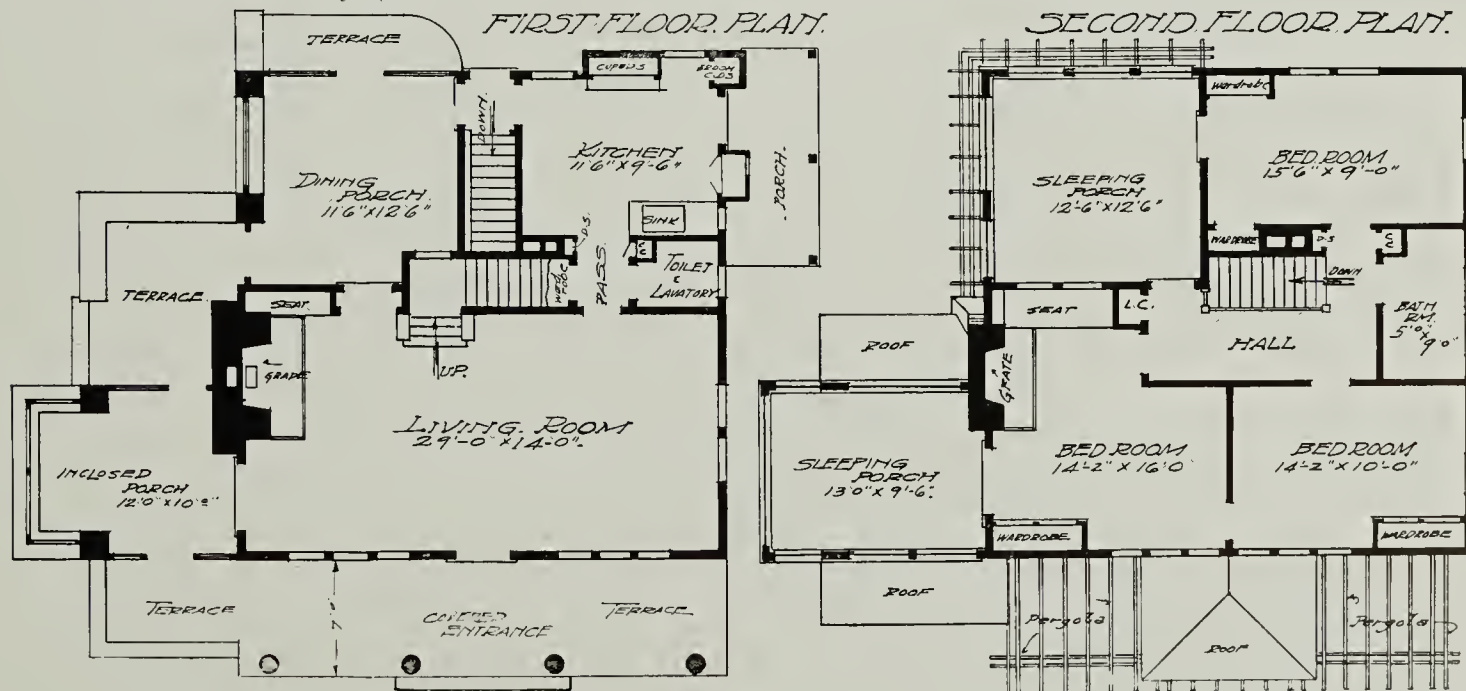




DESIGN NO. 17.

THIS beautiful suburban residence is built in Michigan on a high bluff which overlooks Grand River. The view from the house is superb and commands a panorama of about 12 square miles through which the river winds its way. The house is not large, but has a rambling effect—many large porches and terraces. The construction is frame covered with extra wide lap siding to give it a rustic effect. The first floor has a living room 29' long and 14' wide with open stairway to second floor, a beautiful brick fire place, and beam ceiling. There is a large enclosed dining porch which can be glazed-in in winter and screened in summer. The kitchen has easy access to dining room and also to living room. A toilet and lavatory is located between kitchen and living room. The terraces and enclosed porches feature the first floor design. The second floor has three bedrooms, two sleeping porches and a bathroom. Front left bedroom has brick fire place. All second floor bedrooms have double Batts System Wardrobes and a single Batts Wardrobe in hallway under stairs on first floor. Other features of plan are built-in refrigerator, iced from outside. Dust chute from first and second floor to basement. Clothes chute from bath, second story hall and first story passage to basement, a linen closet off hall on second floor. Pergolas on front of building. No more beautiful or convenient house could be designed considering the cost.

Cost to build, \$4,000 to \$4,500. Regarding changes and general descriptions, see page 33. **Cost of Plans—**Complete plans, details and specifications of building and wardrobe, \$40.00. Complete plans, details and specifications of wardrobes only, \$1.00.

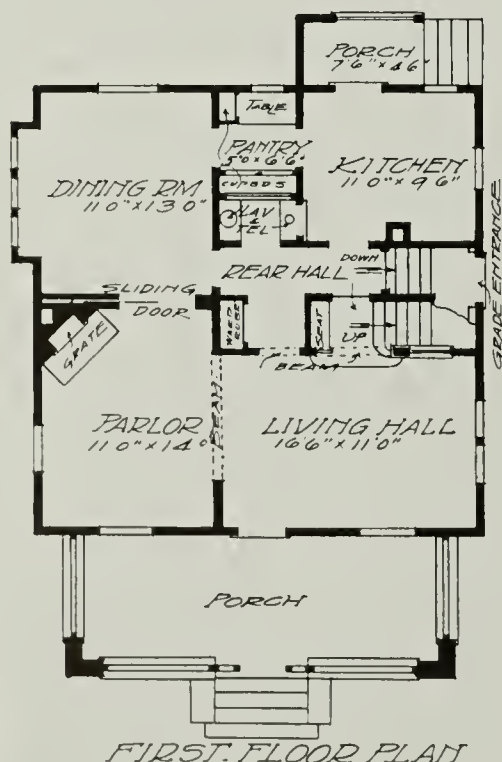




DESIGN NO. 18.

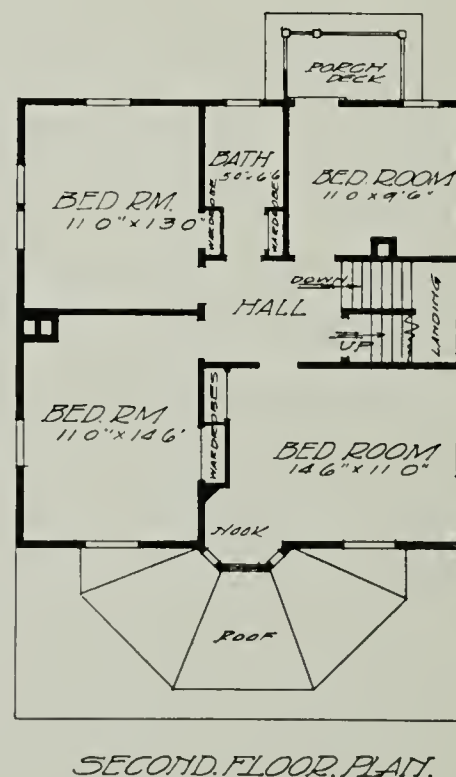
AN ATTRACTIVE NEW WAY HOME.

A very beautiful and substantial home suitable for a northern climate. It is not an expensive house to construct on account of its simple lines. However, a few artistic touches give it a rich aspect which is not equalled in many houses costing much more. The construction is frame sided to eaves. The porch is of pressed brick and can be inclosed in glass during the winter months and screened in summer. Size of porch is 25' long and 9' wide and has cement floor. Dimensions of house are 29' square. Ceiling heights, 9' for first story and 8½' for second story. Basement is 7' 6" high. The first floor has large living room, parlor, dining room and kitchen. A beautiful open stairway ascends from living hall. An open fire place graces the parlor. The living and dining rooms are connected by sliding doors. Rear hall contains a lavatory and telephone booth, telephone being reached from hall or kitchen, and also a single Batts System Wardrobe. There is a small pantry between kitchen and dining room, also space for refrigerator on rear porch. Second floor has four large bedrooms and bath. Each room has one single Batts System Wardrobe. House has good attic, window to same being in rear of house. This house is patterned after, but is smaller, and not so expensive to build as Batts System Home Design No. 22, page 24.



Cost to Build
\$3,000 to \$3,200
Regarding changes and general descriptions see page 33.

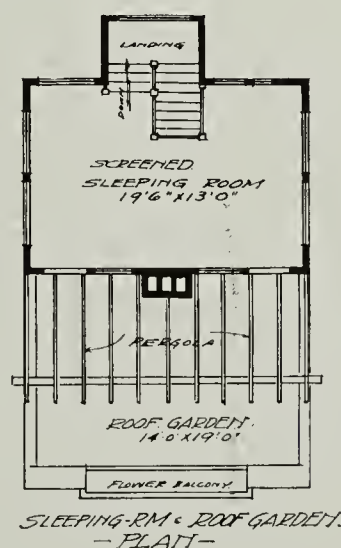
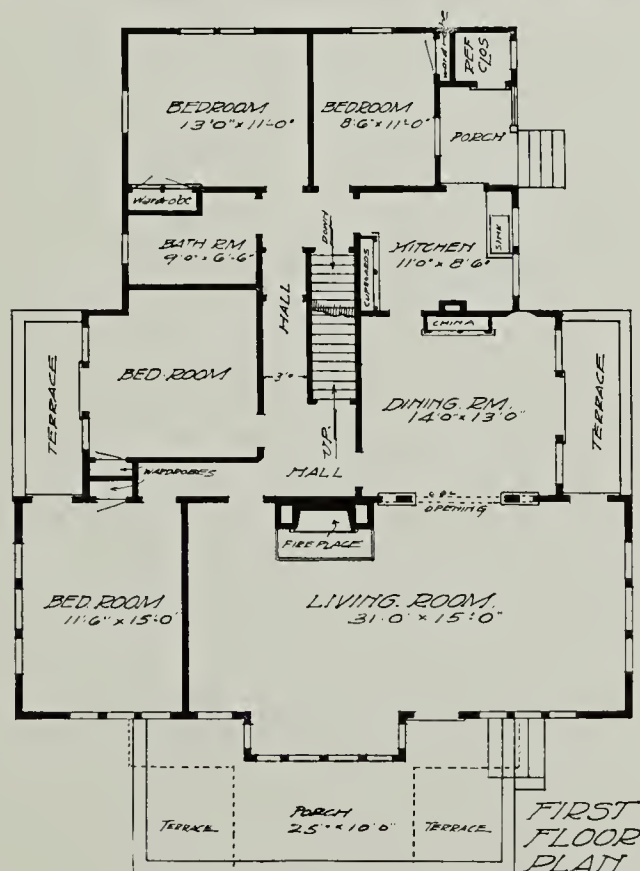
Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$30.00
Complete plans, details and specifications of wardrobes only,
\$1.00





DESIGN NO. 19.
THE NEW IDEA BUNGALOW.

A new departure in bungalow construction. This residence has an unusually beautiful exterior in the new style of architecture. It has many new ideas in arrangement. The dimensions overall are 44' by 49', not including front porch terrace. Story heights are low to be in keeping with the style and are 8' 6" for first story and 8' for sleeping room on roof. Foundations are faced with brick which continue up to the window sills. Features of this design are extra large living room with square bay and brick fire place. Beautiful columned opening between dining and living rooms. A large terrace in front and also a small one off the dining room. French doors open on all terraces. The house has four bedrooms and bath—all having Batts System Wardrobes. The kitchen is conveniently located with easy access to cellar. Stairs which can be reached from all bedrooms without passing through any of the living rooms, lead to a sleeping room which can be glazed in winter and screened in summer. Doors open from this sleeping room to balcony and roof garden with pergola. On account of the simple construction this bungalow can be built very economically.



Cost to Build

\$5,200 to \$5,800

Regarding changes and general descriptions see page 33.

Cost of Plans

Complete plans, details and specifications of building and wardrobes,

\$50.00

Complete plans, details and specifications of wardrobes only,

\$1.00

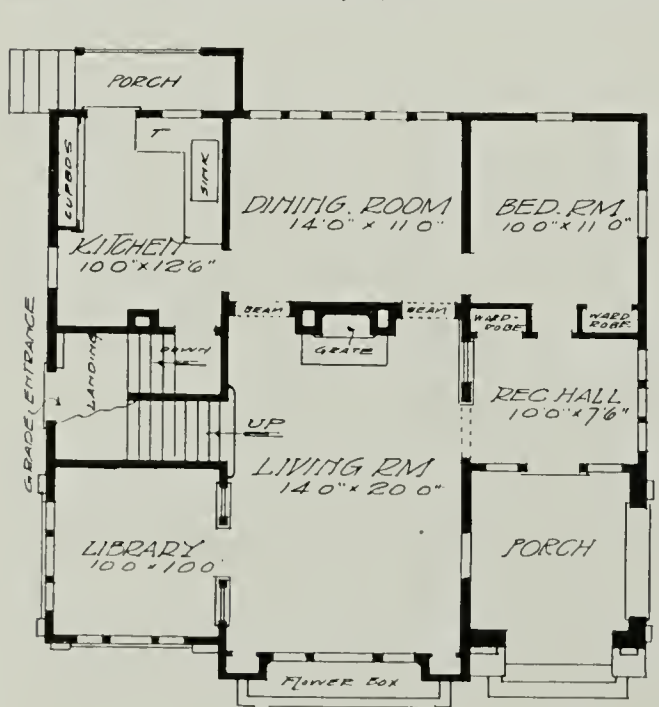


DESIGN NO. 20.

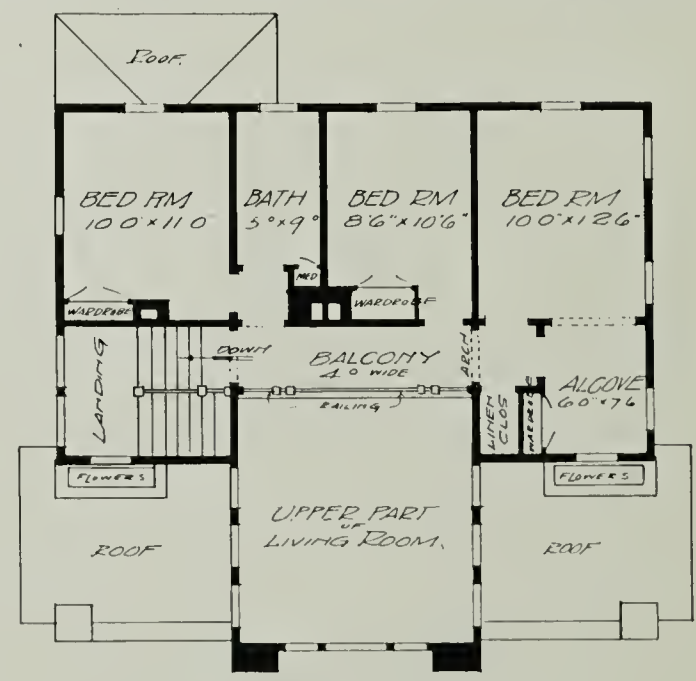
A UNIQUE MISSION BUNGALOW.

THIS unique two-story bungalow in the Mission style has a novel floor arrangement and a very attractive exterior. It is strictly original and is in a class by itself. The dimensions are 36' wide and 34' feet long. The ceiling heights are 8' 6" for first floor, 8' for second floor and a 7' basement under entire house. Exterior is finished in stucco to grade and has occasional trimmings of stained wood. The foundation is of solid concrete and a tile roof would greatly enhance appearance but would increase the cost about \$1,500.00. Special features are an extra large living room, 1½ stories high with ornamental beam ceiling. Fire place and open stairway to balcony. The hall on second floor forms a balcony to living room. There is a good sized library adjoining the living room, with a columned opening entrance to it. Large dining room and well laid out kitchen are conveniently located. A bedroom on the first floor is well located and can be reached from reception hall or dining room. There is a grade entrance to kitchen and cellar. Also Batts System Single Wardrobe in reception hall and bedrooms, also bath and linen closet off hall. Bedroom to the right has a dressing alcove with double Batts System Wardrobe. The other two bedrooms on second floor also have double Batts System Wardrobes. Second floor also has bath and linen closet. This building will make a very handsome and out of the ordinary home and one that is complete in all of its appointments.

Cost to build, \$5,500 to \$6,000. Regarding changes and general descriptions, see page 33. **Cost of Plans—** Complete plans, details and specifications of building and wardrobes, \$55.00. Complete plans, details and specifications of wardrobes only, \$1.00.



FIRST-FLOOR PLAN



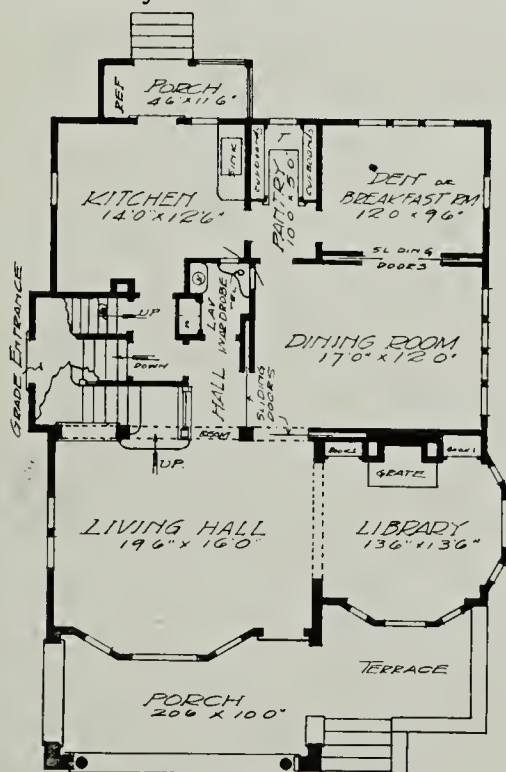
SECOND-FLOOR PLAN



DESIGN NO. 21.

MODERN SPANISH MISSION RESIDENCE.

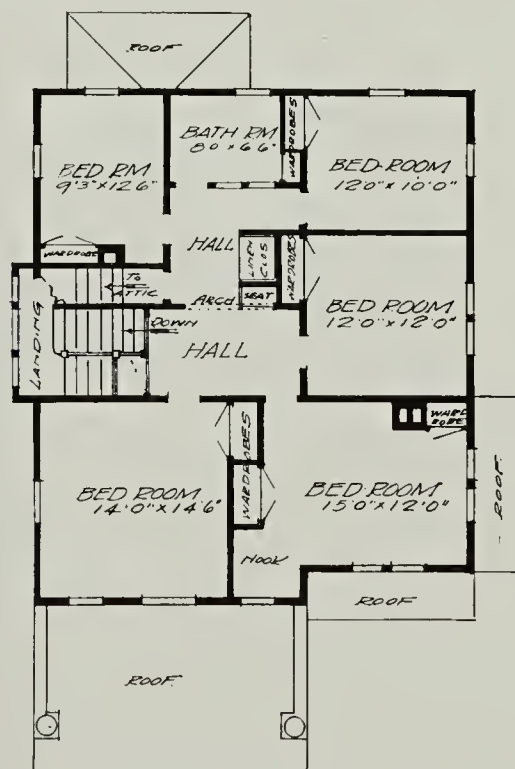
THIS is a strikingly beautiful residence in the Spanish Mission style. A careful study of both exterior features and interior arrangements will reveal the beauty and efficiency of the entire design. This home is 33' wide and 29' long, not including porches. The story heights are basement 7' 6", first story 9', second story 8½'. Construction is of frame with cement plastered exterior and Red Spanish Tile roof. Interior arrangement is ideal having large living room with open stairs, a beautiful library with fire place and built-in bookcases. Fine dining room and breakfast room connecting with kitchen through large pass pantry. A combination stairway ascending to second floor from living hall and rear kitchen hall. Grade entrance to kitchen and basement. A wardrobe lavatory and telephone booth off breakfast room and dining room and also between dining room and front living hall. There are five large bedrooms, a bath and linen closet on second floor. All bedrooms have double Batts System Wardrobes. A large attic is reached by stairs ascending over main stairs in balcony. No finer residence could be built for the money expended.



FIRST FLOOR PLAN

Cost to Build
\$10,000 to \$12,000
Regarding changes
and general descriptions see page
33.

Cost of Plans
Complete plans, details and specifications of building and wardrobes,
\$90.00
Complete plans, details and specifications of wardrobes only,
\$1.00



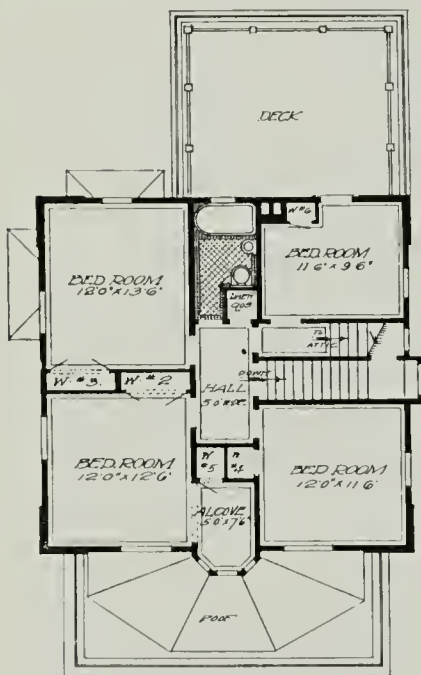
SECOND FLOOR PLAN.

THE BATTS SYSTEM



DESIGN NO. 22.

Showing Photographs, Floor Plans and Working Drawings of all Wardrobes, complete.



SECOND FLOOR PLAN

Cost to Build

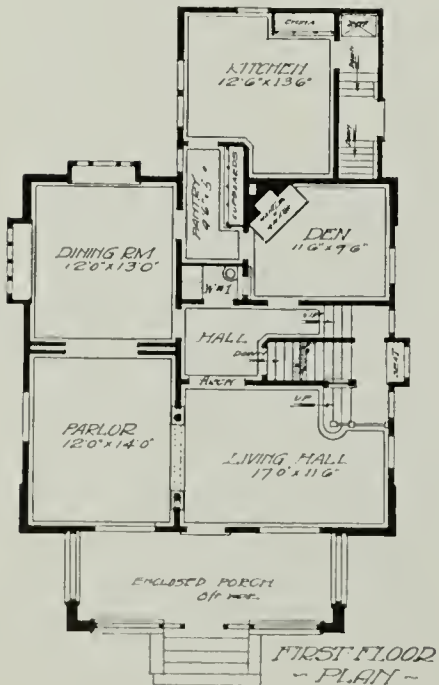
\$3,275 to \$3,600



Wardrobe No. 1, Lavatory and Telephone Booth.
In Hallway adjoining Living Room.
See floor plan.

This makes a most admirable and fine appearing home and in all its appointments it is complete. The general description given for Design 18, applies to this home with the exception that this design has combination stairway to second floor, a den with fire place in same instead of kitchen. A kitchen added to rear with deck over same, also a grade entrance to basement and kitchen. Second floor has four bedrooms and bath, linen closet off hall and door from rear bedroom to deck over kitchen. The several interior views on this and the next page are actual photographs taken in this most complete residence.

Regarding changes and general descriptions see page 33. Complete plans, details and specifications of building and wardrobes, \$32.00. Cost of plans, details and specifications of wardrobes only \$1.00.



FIRST FLOOR PLAN





Wardrobe No. 2.

WARDROBES IN HOME ILLUSTRATED ON OPPOSITE PAGE

We do not sell these wardrobes, as they are built in by contractor in place of the old-fashioned closets. We simply sell the extension carriers and garment hangers to equip them with complete.



Wardrobe No. 4



Wardrobe No. 3.

Wardrobes No. 2 and 3.

Built in flush with wall, fitted with two No. 6 "Wishbone" Sets complete. Width of doors may vary from 20 to 36 inches, and wardrobe any depth over 14 inches.

Advantages of Batts System Wardrobes.

Wardrobes equipped with the Batts Telescopic System take up one-half the space usually devoted to old-fashioned closets. They double the capacity for hanging, as from twenty to twenty-five garments can be accommodated in a space 24 inches wide and 30 inches deep.



Wardrobe No. 5.

Wardrobes No. 4 and 5.

Built in flush with wall, fitted with one No. A-1 30-inch Extension Carrier and 12-I-91-3 Suit Hangers. Width of doors may vary from 20 to 36 inches and depth from 14 to 48 inches.

It is an easy matter to pull all garments out into plain view where any one can be had without interfering with the others.

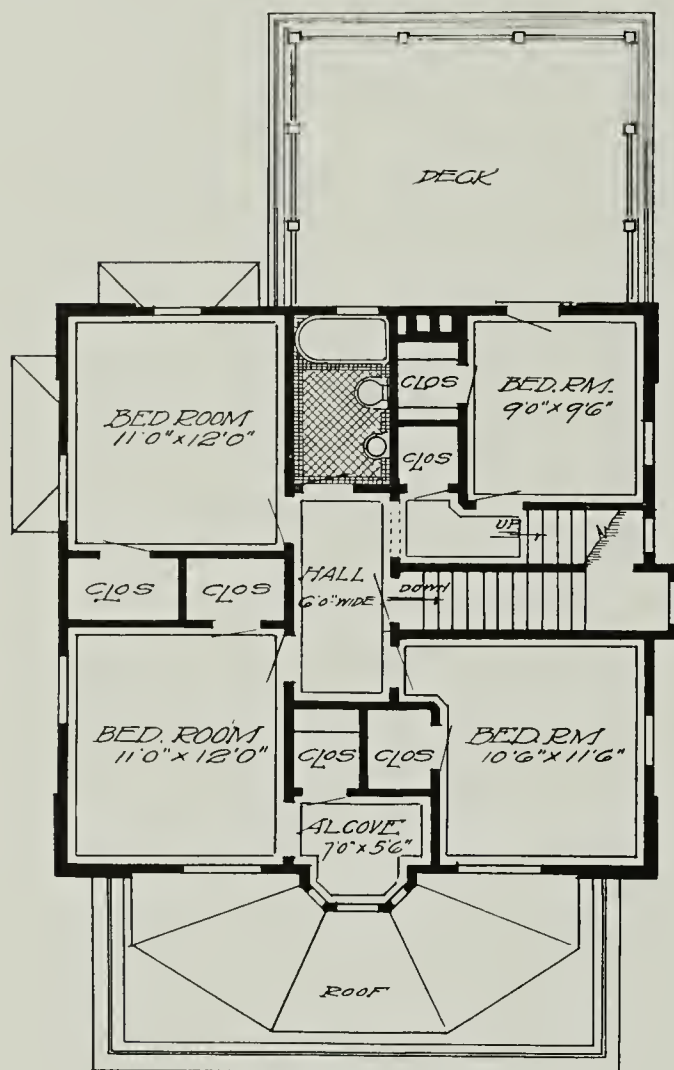
Drawers at the bottom and a shelf at the top add to the convenience and space.

Bedrooms can be larger, as much floor space devoted to closets will be saved.

THE BATTS SYSTEM

"THE BATTS SYSTEM" Saves 10 Per Cent Floor Space.

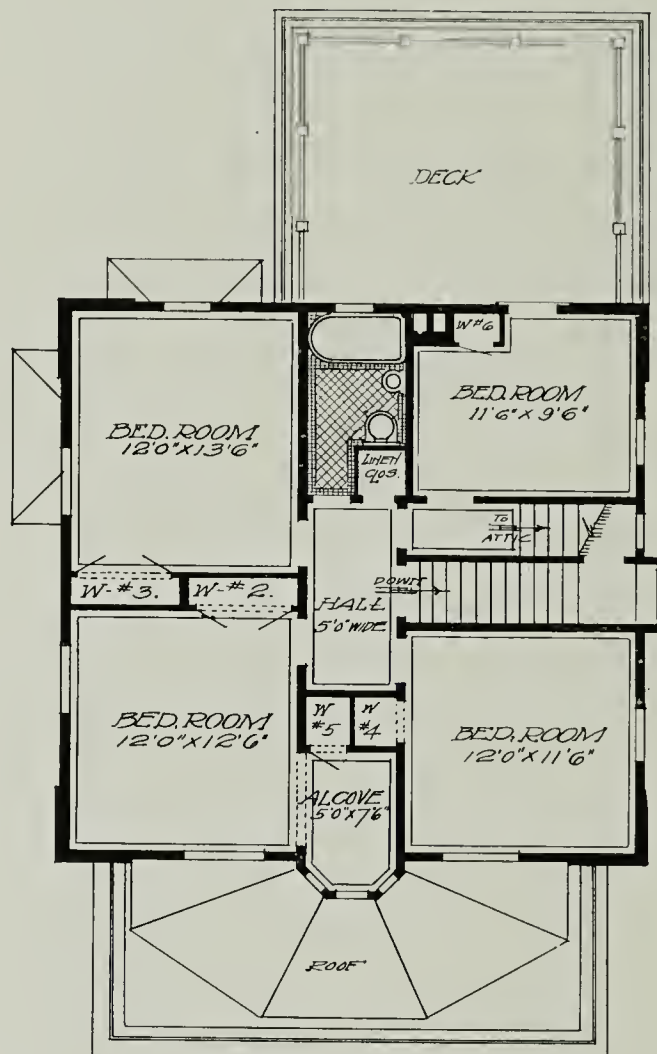
A comparison of the Old Style Closets and "New Way" Wardrobes as applied to "New Way Home" Design No. 22, shown on page 22. A careful study of this page will convince you as to its merits in the way of space saving.



-SECOND FLOOR PLAN-

THE OLD WAY PLAN CLOSET.

Comparison—Space devoted to closets 96 square feet, a waste of 52 square feet. If 9 to 12 garments are carried on hooks in any closet in this house the closet would be taxed to its capacity. There is no system or convenience as garments would have to hang one back of another. If the same sized bedrooms were to be designed for the above home as are provided in "The New Way" plan shown above, the house would have to be enlarged 2 feet in width and 1½ feet in length. The average cost of a house of this kind being about \$3.50 per square foot of floor space, this would increase the cost of the house about \$350.00. \$60.00 would cover the cost of installing the fixtures and garment hanger complete in Wardrobes numbered from 1 to 5 in this folder, which would mean a saving on house alone of about \$290.00.

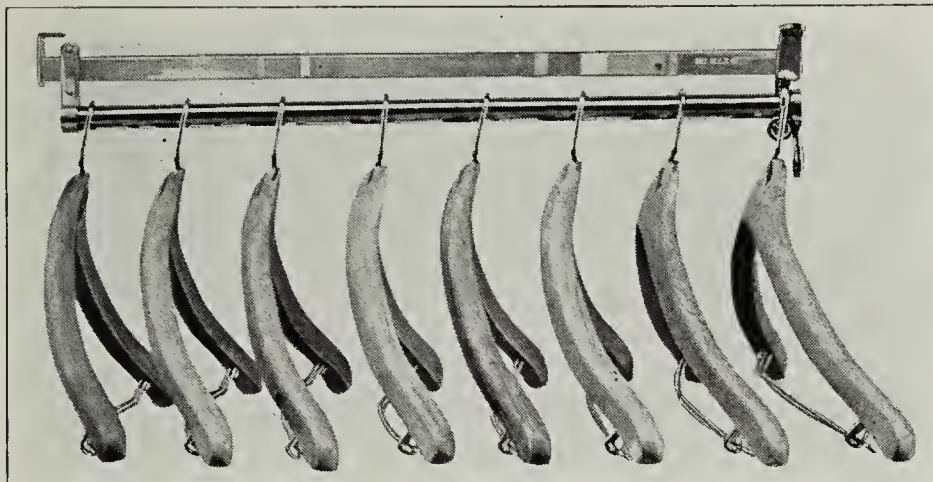


-SECOND FLOOR PLAN-

THE NEW WAY PLAN WARDROBE.

Comparison—Space devoted to wardrobe, 44 square feet; a saving of 52 square feet of floor space which is utilized by increasing the room sizes. Each Wardrobe 5 feet long and 19 inches deep will carry 24 to 30 complete suits, all garments being carried separately and independent of one another, so that when Carrier is drawn forward any garment is ready of access in a moment's time. You can carry more garments in one-half the space usually given over to the ordinary old-fashioned closet, besides having system and convenience in caring for your clothes. Remember space is money in building a house and every square foot counts.

NEW WAY HOMES



No. 6 "WISHBONE WARDROBE SET.

Consists of 1 No. A-5 Roller Bearing Extension Carrier, 14, 15, 17½ or 19 inches long over all when closed, Nickel finish. List

each\$2.20

8 No. 1-93-3 "Wishbone" Suit Hangers. List each..... .27

No. 6 SET, COMPLETE..... 4.36

NO. 7 "COLLAR-BONE" WARDROBE SET.

Consists of 1 No. 4 Roller-bearing Telescopic Extension Carrier, 19 in. long over all when closed, very strong, nickel polish finish. List each.....\$3.00

7 No. X-93-3 "Collar-Bone" Suit Hangers, same as "Wishbone," except broader at shoulder points. List each..... .32

No. 7 SET, COMPLETE..... 5.24

THESE FIXTURES ARE SIMPLE AND WILL NOT GET OUT OF ORDER—THEY ARE STRONG AND DURABLE AND WILL LAST A LIFETIME. FULLY GUARANTEED.

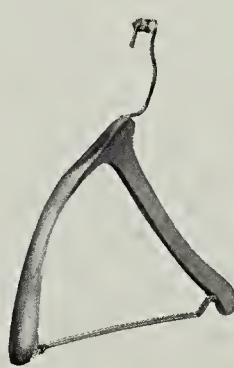


1-91-3 Complete WISHBONE Suit Hanger, each 27c.

Plain hook complete suit hangers.



X-91-3 Complete COLLARBONE Suit Hanger, each 32c.



1-34-3 Complete WISHBONE Suit Hanger, each 30c.

Wood roller hook complete suit hangers



X-34-3 Complete COLLARBONE Suit Hanger, each 35c.

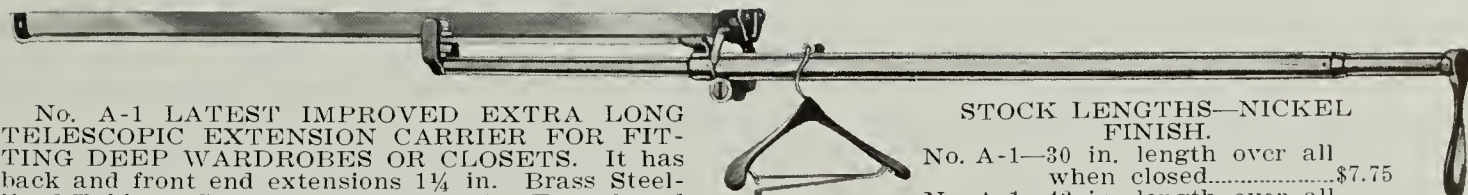
NOTICE.

These hangers are made in four sizes:

Men's overcoat or large coat size.....	18 inch
Men's and Women's average coat and suit size.....	17 inch
Boy's size.....	15 inch
Child's size.....	13½ inch

HANGERS.

The "Wishbone" and "Collar-Bone" Coat and Suit Hangers are made of hardwood, humanly shaped and carefully buffed, in natural wax finish. They hold the coat just as well as the human figure, preserving its shape and keeping it free from wrinkles or creases.



No. A-1 LATEST IMPROVED EXTRA LONG TELESCOPIC EXTENSION CARRIER FOR FITTING DEEP WARDROBES OR CLOSETS. It has back and front end extensions 1¼ in. Brass Steel-lined Tubing. Strong T Iron Run Rail. Extra broad Case Hardened Roller Bearings. Easy to operate. Strong and durable. Fully guaranteed.

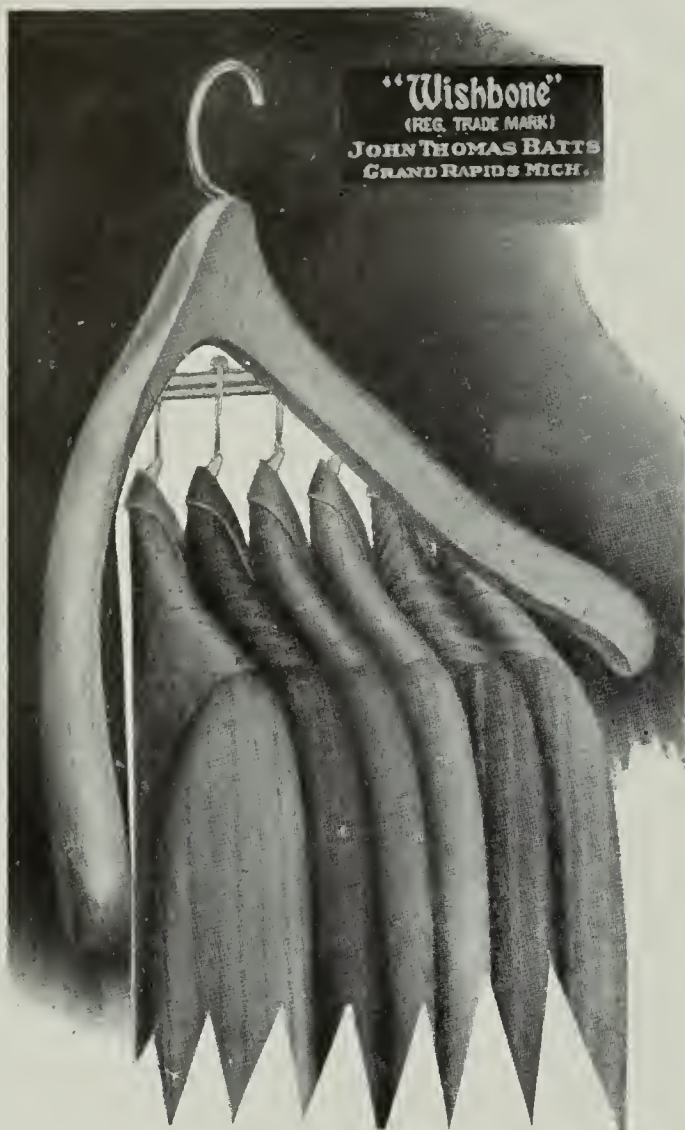
STOCK LENGTHS—NICKEL FINISH.

No. A-1—30 in. length over all when closed.....	\$7.75
No. A-1—42 in. length over all when closed.....	8.40
No. A-1—48 in. length over all when closed.....	8.95

Any length and finish DESIRED TO ORDER.

Sent by PREPAID Freight or Express anywhere in the United States. Special price on quantity lots.

THE BATTS SYSTEM



One of the IMPORTANT reasons why the BATTS "NEW WAY" Wardrobe System saves space, is because of the fact that the "WISHBONE" Hangers are made to conform to the lines of the human neck and shoulders, and thereby allow the garments to be nested very closely together. Naturally, they hold a coat or garment just as well as the human figure and preserve its shape by keeping it free from wrinkles and creases.



Fig. 2

Fig. 1



Fig. 3

Fig. 4



Fig. 6

Fig. 5

Figures 1 and 2 illustrate two correct ways of hanging a Princess Dress. Figure 1 shows how the dress is hung by the shoulders directly on the hanger. Figure 2 shows how the same dress may be hung if there is not sufficient room to hang it full length; furthermore, it is best to hang it this way if the dress is made of a very delicate material, as the weight of the entire dress is likely to stretch the shoulders and waist out of shape.

Figures 3 and 4 illustrate two correct ways of hanging a skirt. Figure 3 shows how the skirt is held in position between the two wires of the skirt attachment. Figure 4 shows another method by which the skirt is hung to the skirt attachment by means of the small loops sewed to the inside of the skirt band.

Figure 5 is a method by which the trousers are hung by the bottoms, clamped between the wires of the pant attachment. This method keeps the trousers from having to be pressed longer than the other method of hanging them.

Figure 6 is a good way to hang trousers as they come from the tailor.

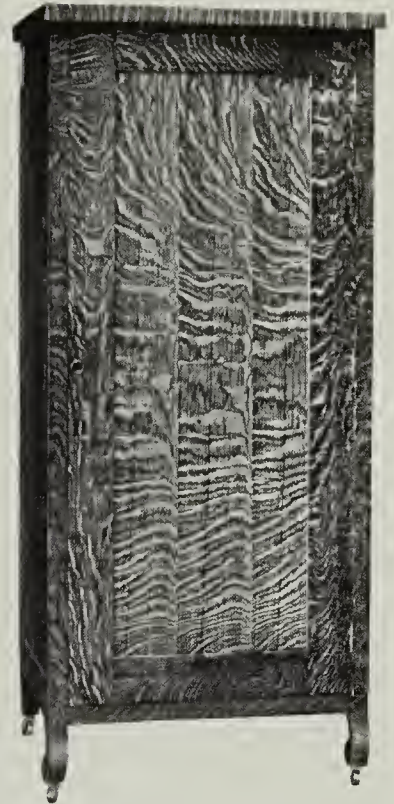
One to four pairs may be hung in this way at the same time on one hanger.



CHIFFOROB NO. 710.

66 in. high, 46 in. wide and 23 in. deep over all.
Tilting shaving mirror, 10 x 16 in.

Oak, any finish.....	\$58.00
Mahogany	61.00
Circassian Walnut.....	75.00



WARDROBE NO. 719.

70 in. high, 30 in. wide and 24 in. deep over all.

Mirror placed in door instead of panel, extra.

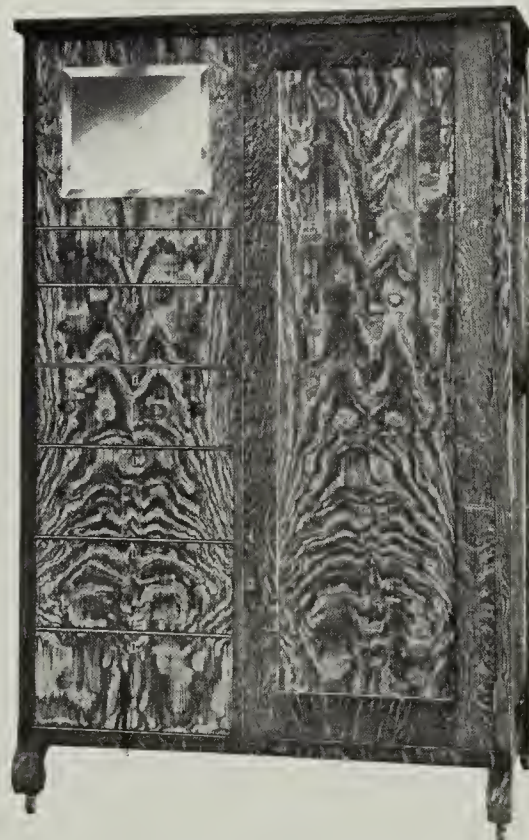
Oak, any finish	\$27.00
Mahogany	30.00



DRESSER CHIFFOROB NO. 515.

66 in. high, 47 in. wide, 23 in. deep over all.
Swivelled mirror 16 x 24 in.

Oak, any finish.....	\$38.00
Mahogany	41.00



CHIFFOROB NO. 624.

70 in. high, 43 in. wide and 23 in. deep over all.

Size of mirror in hat box door, 16 x 18 in.

Mirror in large door extra.

Oak, any finish.....	\$50.00
Mahogany	53.00



Residence of Edward J. Hickey of Detroit, Mich., built at Grosse Point, Michigan. Smith-Hinchman, & Grylls, Architects, Detroit, Mich. Specially designed and built with the Batts "NEW WAY" wardrobes instead of closets.



Mr. and Mrs. Edward J. Hickey's combined "NEW WAY" Wardrobe built in bedroom, flush with wall, fitted with two No. 6 Wardrobe Sets. All garments can be extended out into plain view.

Mr. John Thomas Batts,
Grand Rapids, Mich.

My Dear Mr. Batts —

I believe you would be gratified to know how much your telescopic wardrobe fixtures are appreciated by both Mrs. Hickey and myself. We have three double closets fitted out with two No. 6 Sets to each Wardrobe, and consider them one of "the" features of the house. In fact, Mrs. Hickey takes a particular delight in demonstrating to her friends the simplicity with which a large number of garments can be kept in perfect condition and accessibility.

Having used your store fixtures for the last nine years with ultimate satisfaction, I could readily see their advantage for home use, and our experience with them in the home has only served to endorse my judgment of their excellence.

If my endorsement could be of any value to you, I should be glad to have you use it.

With kindest regards, I am,

Very sincerely,

EDWARD J. HICKEY.



The Meyer S. May Residence, Grand Rapids, Mich. Frank Lloyd Wright, Architect, Chicago.



MR. MAY'S WARDROBE.

The above wardrobe is fitted with one No. A-1 30 in. extension carrier, accommodating about 20 complete suits, all of which can be drawn clear out of the wardrobe in plain view.

Back of the two small doors at the top is a compartment for hats. The two drawers beneath are for shoes, etc.

The illustration above shows the Meyer S. May home, in Grand Rapids, Mich., which was designed with the old style closet arrangement and which was re-arranged and fitted with the BATTIS SYSTEM of fixtures after the building was practically finished.

See testimonial of owner beneath.

Mr. J. T. Batts,
City.

Dear Mr. Batts:

In answer to your request for an expression of opinion as to the garment hangers of your make that we installed in our closets and wardrobes, I am pleased to say that the outfit is giving excellent satisfaction in every respect. They seem to more than triple the hanging space that we had at our command and although our architect had planned our closets entirely too small for the ordinary way of hanging garments, we find we now have more space than we need.

I can cordially recommend your extension carriers and garment hangers to people who are looking for the best in this line.

Sincerely yours,
MEYER S. MAY.



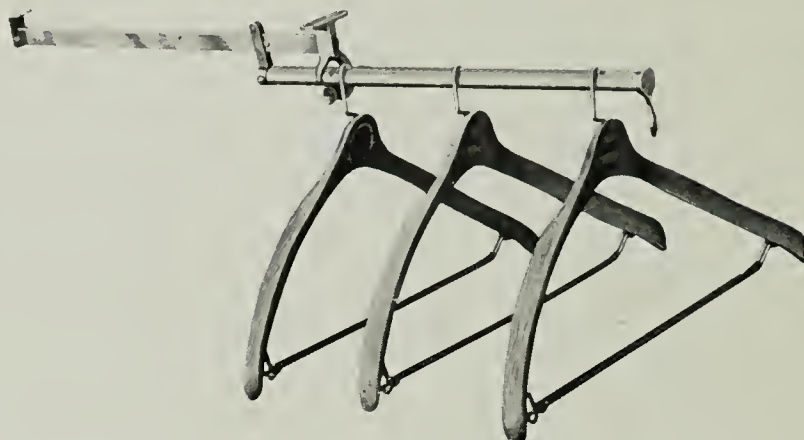
MRS. MAY'S WARDROBE.

The above wardrobe is fitted with one No. A-1 30 in. extension carrier easily accommodating 20 to 25 women's suits, dresses, kimonos, etc. The shelf above is for hats and the like. This wardrobe is closed with two narrow doors full height.

THE BATTS SYSTEM



Hotel Statler, Cleveland, Ohio.



Hotel Statler is fitted with 747 No. A-3 "WISHBONE" wardrobe sets complete—3 suit hangers to each set.

No. A-3 "WISHBONE" wardrobe set consists of 1 No. A-5 roller bearing extension carrier made in lengths of 14 in., 15 in., 17½ in. and 19 in. long over all when closed, nickel finish (special lengths made to order), 3 1-93-3 "WISHBONE" suit hangers.



New Building Boston Y. M. C. A., Huntington Avenue.

Every closet in the dormitories of this entire building was planned to receive one No. B-6 "WISHBONE" wardrobe set of fixtures with three suit hangers to each set.



No. B-6 "WISHBONE" Wardrobe Set.

Consists of one No. B-6 roller bearing extension carrier made in lengths of 14 in., 15 in., 17½ in. and 19 in. over all when closed, nickel finish. (Special lengths made to order.) 6 No. 1-89-3 "WISHBONE" suit hangers.

No. B-6 Extension Carriers, list price each.....\$2.20

No. 1-89-3 "WISHBONE" suit hangers, price each..... .27

No. B-6 set complete with 6 hangers, list, set..... 3.82

Sent prepaid to any address in U. S. 2% discount for cash. Further discount to the trade on quantity lots.

No. A-5 Extension carrier. List price each.....\$2.20
No. 1-93-3 "WISHBONE" suit hangers. List

price each..... .27

1 No. A-3 "WISHBONE" wardrobe set, complete 3.01

Sent prepaid to any address in U. S.

2% discount for cash.

Further discount to the trade on quantity lots.



Hotel McAlpin, New York, is fitted with 1279 B-6 "WISHBONE" wardrobe sets of fixtures complete with 6 suit hangers to each set.

PLANS, ESTIMATES AND CHANGES

Regarding This Book.

The reason a charge of 50c has been made on this book is to place it only into the hands of interested persons. If the coupon in the upper corner of this page is sent in with an order for plans, or \$5.00 worth or over of Wardrobe Fixtures, the cost of the book will be credited to you on the order.

Regarding Estimates.

As it is not possible to prepare estimates which will apply in all parts of the country on account of the cost of labor and material varying so much, we have prepared an average estimate which should apply in general throughout the United States. In the eastern states these estimates will be a trifle low, while for the south and west, they will be somewhat high. Where labor and materials are not excessive in cost, they will be found nearly correct. A reliable and actual cost can only be learned by having two or more responsible builders furnish bids made on the complete working drawings, details and specifications.

Estimates Include.

As space for descriptive matter relative to each design shown in this book was limited, the following will apply in general to all the designs illustrated as the basis of estimates. Foundation walls in all cases are solid concrete to grade. Designs 1, 2 and 3, 4 have concrete block foundations above grade. Rest of homes illustrated have stone foundation above grade unless otherwise stated in description. Roofs—All have shingled roofs except Design No. 21 which is covered with Spanish Tile. Wainscoting—Cement wainscoting in all toilets, baths and kitchens. All wainscoting in toilets and baths lined to imitate tile and white enameled. Construction—All houses are of frame construction with exterior coverings as stated in descriptions.

Interior Finish.

The selection of finish for a residence depends largely upon the individuality of person for whom it is built, and the cost of the various woods used for finishing in the particular locality in which the house is built. As a basis for estimates, however, all houses shown in this book have main living rooms finished in oak, with oak floors. Kitchens and toilets on first floor in Georgia pine with maple floors. All second story rooms, and all bath rooms, wherever they occur, in white pine, poplar or gumwood, for white enamel finish.

Plumbing and Heating.

On account of the great variety and brands of plumbing goods on the market, it is customary for the owner to select his own fixtures. This will determine to a large extent the cost of the plumbing. In regard to heating plants, the same reason holds good. A heating plant which will do the work satisfactorily in one locality would not do for another. The best method is to have a local plumber or heating contractor prepare suitable specifications and arrange his work to fit your plans in the way his experience has proven most satisfactory. For this reason the cost of plumbing and heating is not included in estimates or specified in plans.

Plans Consist of

The working plans and specifications for any of the designs shown in this book, consist of the following drawings. Foundation or basement plan, first, second, and roof plans 4, or all elevations (front, two sides and rear), an attic plan if required. All above named drawings to the scale of $\frac{1}{4}$ -inch to 1-foot. Set of detailed drawings drawn to larger scale showing construction of all interior or exterior work $\frac{3}{4}$ -inch scale drawings and details of all Batts System Wardrobes for each particular residence and complete specifications covering work, material and quality of materials and points of construction. Extra complete sets will be furnished at a cost of \$3.00 each.

Orders For Plans.

All orders for plans should be addressed to Architectural Dept. and will be filled in from a week to 10 days, on receipt of a certified check, draft, express or postoffice money order, payable to the order of J. T. Batts for one-third of cost of plans and when same are completed will be sent C. O. D. by express, with privilege of examination at express office—consignee to pay express charges.

Changes.

Any desired changes will be made in arrangement or exterior covering providing for brick, cement-plaster, shingles or lap siding at a small additional cost for plans according to the extent of changes required. No charge will be made for changing specifications, but only when drawings require alterations.

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